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BEFORE



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**COMMUNITY APPEARANCE PROGRAM
WOODFIN, NORTH CAROLINA**



AFTER



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COMMUNITY APPEARANCE PROGRAM

WOODFIN, NORTH CAROLINA

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Spring, 1976

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CHAPTER I

COMMUNITY APPEARANCE IMPROVEMENT--BACKGROUND

Why is the appearance of Woodfin important to its residents? Perhaps this appears to be a rhetorical question, but it is one which must be answered before criteria can be developed to identify those factors which enhance the appearance of the community and should be preserved, as well as those things which detract from the community's appearance and should be corrected.

Community appearance has a great impact on the quality of life of each community resident. Physicians believe that the appearance and form of the environment can influence self-expression and development of the individual. More concretely, the look of a community's surroundings is also important to its economic well-being, and to the economic well-being of its residents; deteriorating appearance may be directly tied to the decline of the business areas or the community's success in attracting desirable industry and providing jobs.

Private individuals and civic organizations have long recognized the importance of community appearance and have conducted many beautification projects, such as the annual paint-up/fix-up campaigns. Government, too, has recognized the importance of total community appearance for many years and has attempted to control it by planning for future growth and enacting ordinances to control development; however, these controls have generally been justified on the basis of health, safety, and morals, not aesthetics. Recently, communities have been enacting ordinances (with court support) which control the appearance of buildings and facilities solely on the basis of aesthetics.

The Highway Beautification Act of 1965 was one of the first Federal programs directed solely at aesthetics, although aesthetics had been one of many considerations in earlier renewal and housing programs. This program was not only intended for the conservation of beauty along federally funded highway projects but also to "restore" beauty through the control of roadside advertising and junk yards. The Highway Beautification Act has been followed by similar programs in various federal and State agencies. (See Appendix A.)

Town officials, private individuals and civic organizations have been interested in Woodfin's appearance problems for some time and have undertaken many projects to improve the appearance of the community. The Community Appearance Program is designed to improve the effectiveness of appearance projects by coordinating the efforts of the organizations involved and to encourage more such efforts.

CHAPTER II

COMMUNITY APPEARANCE SURVEY

The visual survey of community needs is the key to a successful program for improving community appearance. The purpose of the appearance survey is to note the existing elements of landscape, sites, and structures which affect the aesthetic character of Woodfin and to identify opportunities for improving appearance.

The great number and variety of factors which create an individual's visual experiences and the great variations in people's visual needs and tastes make construction of an appearance survey a difficult task. In attempting to define the basic appearance elements which would be used as the focus for the appearance program, however, it was determined that the conditions relating to the Town's appearance could be placed in two general categories. One category, structural characteristics, includes all of those factors which concern the appearance of buildings; the second category, environmental characteristics, includes factors relating to the surroundings of buildings.

Within each of these categories, an effort was made to develop a fairly exhaustive list of conditions which could be used to identify visual assets and liabilities. From this list, the following group of basic conditions which are of primary importance to the appearance of the community.



COMMUNITY APPEARANCE SURVEY

General Positive Visual Elements

General Negative Visual Elements



GENERAL POSITIVE VISUAL ELEMENTS

Structural Characteristics

- 1) Most of the churches located in Woodfin are well designed and are maintained both inside and outside. (Illustrations 1-6).
- 2) Industrial plants are exceptionally attractive in design and appearance.

Those to be commended for their efforts are:

Carlton - Building and Sign (an excellent
example of remodeling)
Burlington Industries
Drexel
Mills Manufacturing Company
Asheville Manufacturing Company
Silverline Plastics
Moser, Inc.

(Illustrations 7-14).

- 3) Woodfin has a very low percentage of housing units which are well designed architecturally and maintained. However, there appears to be an extreme of being either very well maintained or not maintained at all. The same holds true with design. (Illustrations 15-22).
- 4) Public buildings are setting a good example by having been pleasantly designed and are in a good state of repair. (Illustrations 27-30).
- 5) Mobile homes provide a means of quick and modest housing, but there is very little reason why they cannot be attractive. A few Woodfin mobile home residents have put forth the extra effort to make their mobile homes as pleasant to view as a conventional home. (Illustration 32).
- 6) Retaining walls are greatly needed but are very scarce in Woodfin. They can be beautifully constructed and serve many purposes other than pleasing to the eye. (Illustration 33).
- 7) The Woodfin Community Building is a beautiful example of cooperative effort and what it can accomplish. (Illustration 35).
- 8) Paved roads not only give a better appearance of the community but, reduce the dust and automobile repairs. (Illustration 36).

- 9) Low and moderate income housing need not be in a state of ill repair, but can be attractive and safe. (Illustration 37).
- 10) The structures of businesses in Woodfin are generally deplorable. Only a very few are either well designed or maintained. (Illustration 38).

GENERAL POSITIVE VISUAL ELEMENTS

Environmental Characteristics

- 1) Woodfin's churches have some of the more attractive lawns and landscaping in the Town. (Illustrations 1-6).
- 2) Along with the churches, the yards and surroundings of the Town's industries are pleasantly landscaped and maintained. (Illustrations 7-14).
- 3) Residential yards for the most part are unattended. Some very beautiful areas exist and show how the entire town could look with extra effort by the citizens. (Illustrations 15-22, 32, 33 and 37).
- 4) The Town of Woodfin is located on some of the most beautiful terrain in the country. The views from the low places, the hills and mountains are breathtaking. Some of the vistas are unexcelled anyplace, especially from the Audubon Drive and Lookout Mountain areas. The French Broad River and open spaces add further to the beauty of the Town. (Illustrations 23-26, 31, and 34).

ILLUSTRATIONS 1-38





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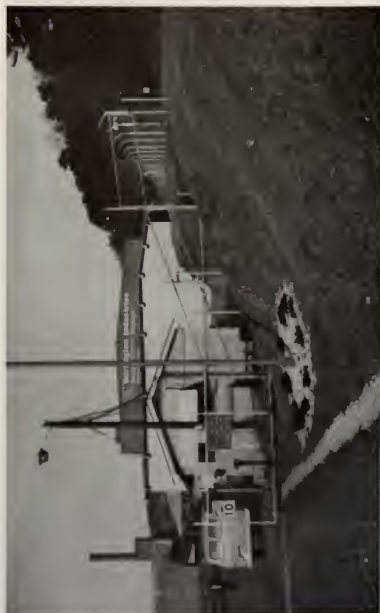
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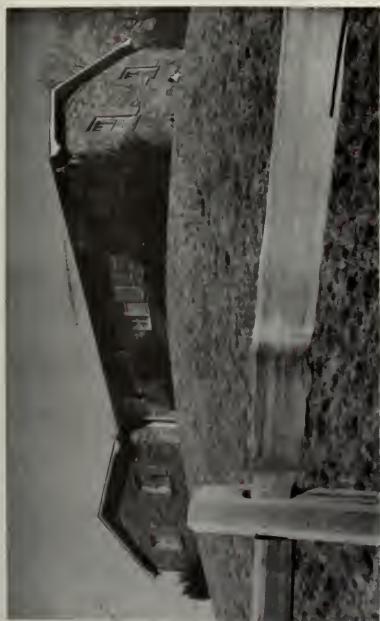
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GENERAL NEGATIVE VISUAL ELEMENTS

Structural Characteristics

- 1) Well over half of the structures in Woodfin are either deteriorating or dilapidated. Many are vacant and open and exceedingly dangerous to the children who play in and around these buildings. (Illustrations 40, 41, 43-46, 47-50, 54, 55-58, 59, 60, 62, 63, 68, 74, 79-82, 87, 90, 91, and 92).
- 2) The lack of proper drainage facilities, sidewalks, curbs and gutters are structure deficiencies throughout the Town. Additional paving is also needed. (Illustrations 39, 42, 45, 54, 58, 60, 61, 62, 65, 69, 71, 75, 85, 89, 90 and 91).
- 3) Normal maintenance of structures is ignored not only by residents but is also neglected by industries, businesses and public building owners. (Illustrations 43, 44, 46, 52, 54, 55, 56, 57, 58, 59-62, 68, 83-84).
- 4) A massive amount of road repairs is needed on both public streets and private drives. (Illustrations 43, 55, 56, 58, 61, 65, 71, 76, 83, 85 89, and 90).
- 5) Collapsed structures are additional health, safety and welfare hazards. (Illustrations 41, 63, 77, 79, 80, 81, 82 and 92).
- 6) Structural buffers in the form of opaque fences would improve the appearance where open and outdoor storage is kept. (Illustrations 45, 61, 64, 73, 75, and 76).
- 7) Retaining walls are sorely needed in great numbers. (Illustrations 53, 58, 62, 71, 84, 85, 88, 89, 90 and 91).

ILLUSTRATIONS 39-92





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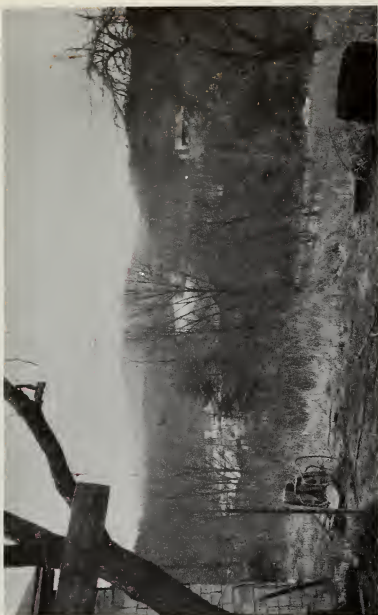
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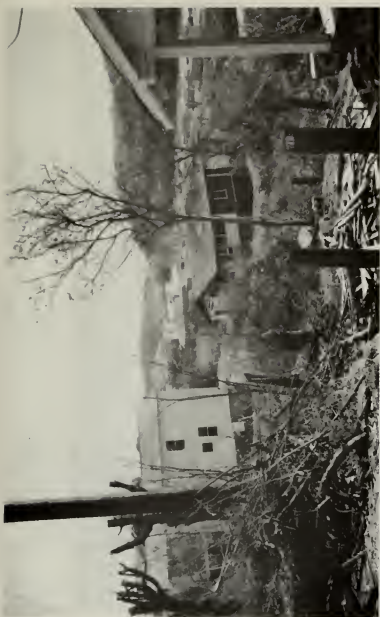
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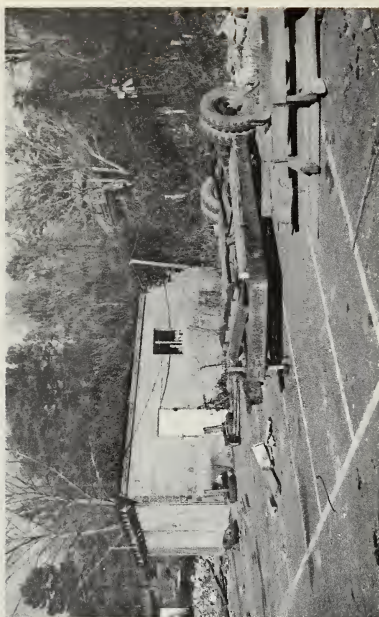
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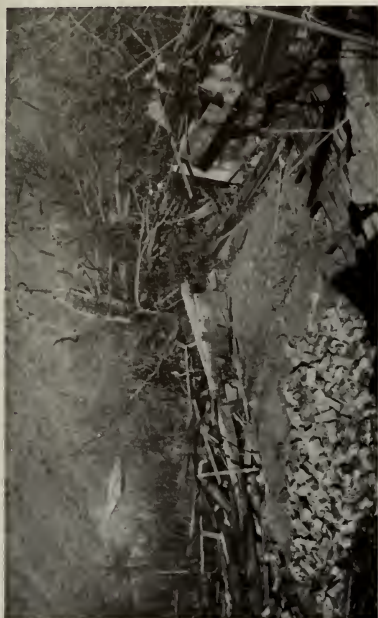
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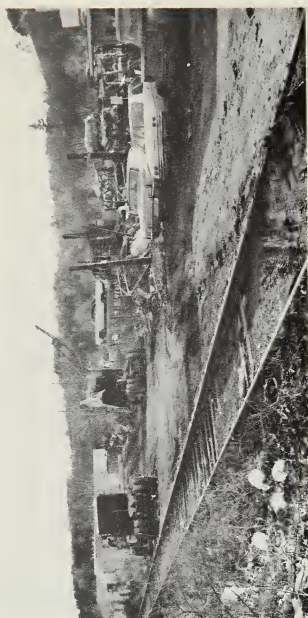
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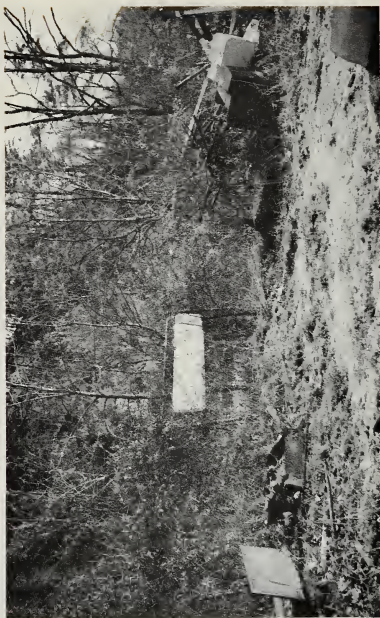
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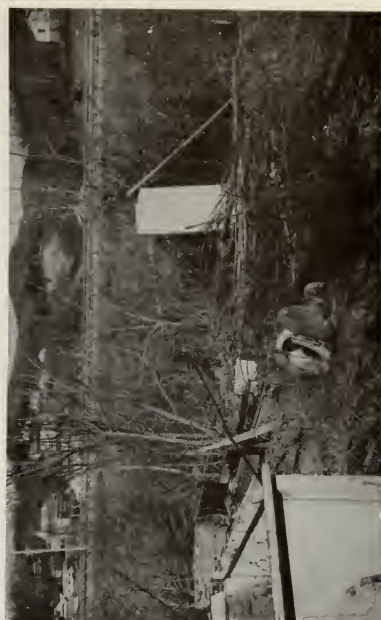
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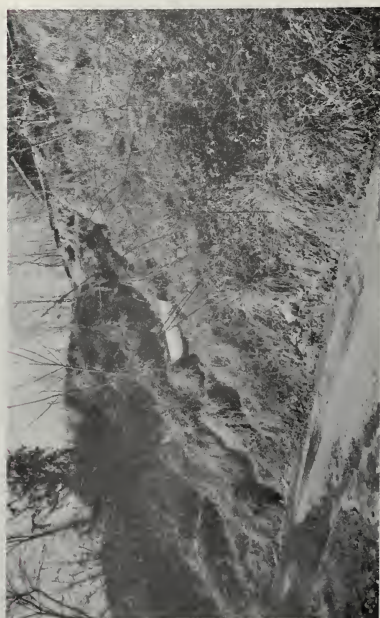
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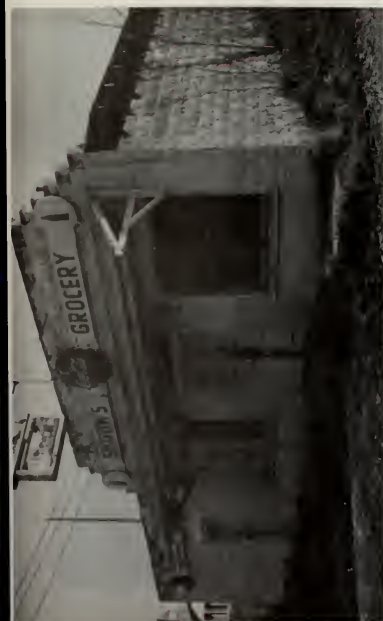
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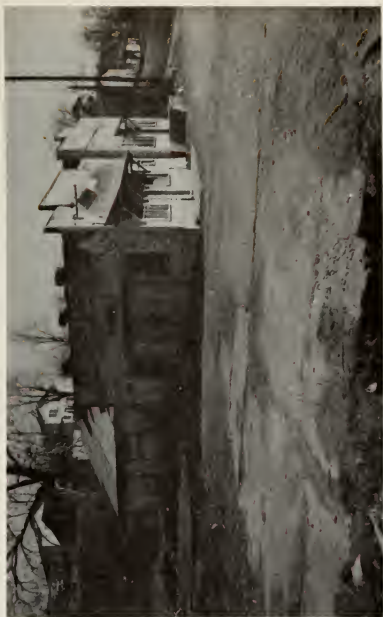
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CHAPTER III

APPEARANCE GOALS AND OBJECTIVES

The determination of directions to be taken and purposes to be served by the program to improve community appearance is a key step in this study. In suggesting the following goals and objectives, an attempt has been made to go beyond the traditional "clean-up/paint-up" approach to appearance and to provide a comprehensive framework for improving all aspects of Woodfin's visual environment.

PRIMARY GOALS:

- 1) To enhance the attractiveness and compatibility of future community development.
- 2) To eliminate existing unattractive elements of the visual environment.
- 3) To protect attractive elements of the townscape.

OBJECTIVES:

- 1) To ensure that visual considerations become an integral part of public and private development decisions.
- 2) To provide controls for certain aspects of the visual environment where appropriate.
- 3) To provide incentives for coordinated efforts to improve appearance.
- 4) To propose and coordinate public and private development activities to improve appearance.

A comprehensive program for improving Woodfin's appearance should be focused on these goals and objectives.



GUIDELINES

DETAILED WORK PLANS



CHAPTER IV

THE DETAILED WORK PLAN

A community should be planned with an eye to the effect made upon the citizenry by being continually surrounded with a maximum of beauty. Many times this precept is neglected by a community's citizens as they become at first accustomed to and finally visually calloused to the deficiencies within their environment.

Although Woodfin offers many positive environmental features, there is much which can be done to improve the overall visual environment of the Town.

Such a challenge cannot be met with the creation of a few parks or playgrounds. It will require attention to all facets of the community--from buildings to road structure to vacant lots. A concern for sound appearance must infuse every aspect of the Town, and this concern should be the responsibility of the local government, supported by active and concerned citizens.

The project of beautifying Woodfin cannot be done by isolated individuals. It will require a cooperative community effort channeled through the Woodfin Beautification Commission.

This section presents a list of projects which, if implemented, will result in the eventual realization of the community appearance goals. The following list is not presented in any priority form but are listed at random in their order. Also, the list of projects is not intended to include all visual liabilities, but is rather intended to be a reasonably comprehensive work program with priorities to be established by the Town Officials acting upon recommendations by the Beautification Commission.

COMMUNITY APPEARANCE COMMISSION

Before the Woodfin Community Appearance Program can be initiated, a Community Appearance Commission needs to be established under the North Carolina General Statutes enabling legislation. (See Appendices A, B, and C). Because beautification committees which are appointed to act in the place of duly appointed Appearance Commissions are without any power or authority, they are usually lacking in effectiveness. We therefore recommend the appointment of a Woodfin Appearance Commission under the guidelines of Appendix A for the first action to initiate an effective appearance program.

As the program progresses, the appearance commission should review for consideration, the recommendation of:

Historic Properties Commission (Appendix D)
Architectural Review Board
Recreation Commission

to be appointed to assist in an overall effort to improve the Town of Woodfin.

A GUIDE PROGRAM FOR ESTABLISHING WORK PRIORITIES

Community Appearance Commission

The Woodfin Appearance Commission has the overall mission of promoting community beautification and the general improvement of appearances. Its program is seen as consisting of five areas of concern.

- 1) A line of effort concerned with structural elements of community appearance.

Description of elements: These consist of natural landscape forms (primarily hills, streams, and similar features) and man-made forms (primarily buildings, overhead wiring, and roads). Of concern is the interrelationships among these elements including the placement of buildings and roads in relation to natural forms and features as seen from walkways by persons walking, or from the roads by persons riding in cars.

Decisions on the placement of these elements or their modification affect community appearances for generations and therefore are of direct concern to the community. Homogeneity of architectural style is not of primary concern to this Commission, but rather a harmonious relationship of buildings and roads to one another and to the natural forms.

Objective: To achieve adherence to certain basic criteria of harmonious design through Commission review of development proposals wherever these elements are involved.

Procedures: In pursuing this objective, the Commission will seek (1) voluntary submission of site and project plans by private sources (2) referrals from public agencies including the Board of Aldermen, the Planning Board, the School Board, the Recreation Commission, the Housing Board, and such State and Federal agencies as the State Highway Commission and the General Services Administration.

Illustrative Programs and Projects:

- 1) Review of State Highway Commission Proposal for Major Street and Highway Improvements as they affect community appearance.
 - 2) Review of designs for group housing developments, shopping centers, etc.
 - 3) Review of plans for earth moving operations, drainage changes, etc.
 - 4) Review of schemes for locations of roads, sidewalks, bicycle paths, etc.
 - 5) Review of locations and treatment of parking lots, malls, filling stations, etc.
 - 6) Study of subdivision, zoning and other ordinances and making of recommendations to appropriate public agencies and the Board of Aldermen concerning amendments where this action would advance community appearance.
- 2) A line of effort concerning adornment of man-made features and imaginative development of natural features.

Description of elements: This part of the program is concerned with the proper use of plant materials, the handling of landscape features, signs, pavements, street furniture. In general, it involves screening unsightly features and the enrichment of basic natural and man-made structural forms.

Objective: To enhance the attractiveness of man-made structural and natural forms and promote compatibility in the overall visual effect of specific public and private projects.

Procedures: In pursuing this objective, the Commission will seek to develop effective and attractive landscaping through the cooperation of leaders in community organizations, local firms, and public agencies.

Illustrative Programs and Projects:

- 1) Encourage joint action and coordinated efforts on landscaping through one common overall project landscape plan prepared by the Commission or by groups of property owners.
- 2) Promote improvement of sign standards.

- 3) Direct attention to opportunities for landscaping of parking lots, roads, walks, paths, etc.
- 4) Study street tree planting and propose plans, policies, programs, and regulations.
- 3) A line of effort devoted to corrective work.

Description: This work is concerned with eyesores and methods of eliminating or correcting them.

Objective: To obtain corrective action in the elimination of eyesores and other unattractive elements in the community and encourage specific remedial programs by public agencies, private groups, and individual property owners.

Procedures: In pursuing this objective, the Commission will seek the cooperation and the initiative of such groups as garden clubs, service clubs, and other groups. It will encourage action by suggesting action programs, sponsoring fix-up campaigns and drawing attention to other suitable means.

Illustrative Programs and Projects:

- 1) Encourage the removal of obsolete, outdated, and duplicating signs.
 - 2) Promote cooperative efforts in harmonizing store fronts, store backs, etc.
 - 3) Encourage the removal of overhead wiring where practicable.
 - 4) Seek improvement of unsightly sidewalk areas, roadsides, and vacant lots.
 - 5) Encourage corrective measures for the improvement of unattractive buildings and other structures that adversely affect the appearance of the community, including their elimination, screening or by other appropriate measure.
- 4) A line of effort devoted to maintenance needs.

Description: This activity of the Commission is concerned with the problem of litter and the maintenance of public and private open areas.

Objective: To prevent litter and obtain continuing efforts at cleanup action.

Procedures: In pursuing this objective, the Commission will seek voluntary efforts of school and university student groups as well as eating places in ameliorating the litter problems, and will study other ways and means of reducing litter, including possible improvements in ordinances.

Illustrative Programs and Projects:

- 1) Explore possibilities of providing litter receptacles at key points in the community, giving due consideration to their harmony with surroundings.
 - 2) Seek the establishment of a Watchdog Committee of establishments in handling the disposal of bottles, cans, paper cups, and other trash.
 - 3) Enlist cooperation of the Town in improving standards of trash collection and raising the level of collection services as may be appropriate.
- 5) A fifth line of effort is concerned with public information and other means of implementing the Commission's program.

Description: This activity of the Commission is concerned with developing a greater awareness among Woodfin residents and businesses of community appearance problems and needed programs of action.

Objective: To develop and use techniques of communicating information about problems and action needed in improving community appearance.

Procedures: In pursuing this objective, the Commission will encourage the newspapers and radio stations to carry features and continuing coverage on community appearance problems. It will seek participation of community organizations, school and agency groups, as well as the business community.

Illustrative Programs and Projects:

- 1) Carry on a continuing program of public information on problems and needs in beautifying the community.
- 2) Keep individual property owners, community organizations, private groups, and public agencies informed on ways they can share in a community appearance program.

- 3) Through the schools seek help in developing among students a sense of pride about a clean, litter-free community, and an interest in community appearance.

In carrying out this five-part program, the Commission recognizes it will need to undertake a supporting planning activity to provide "program control" over these efforts. For example, it anticipates the need to avail itself of technical services in the development of a General Design Plan for Woodfin and environs. In this connection, it will need to carry out visual surveys and develop design criteria, not only for use in preparing the plan but to assist in achieving consistency in the review of project proposals submitted to the Commission from time to time. Finally, it will need to carry on a continuing study program to enable members to become better acquainted with Woodfin's needs and to keep in close touch with outstanding examples of achievement in other communities in this country and abroad.

SUGGESTED FORM FOR PROJECT SELECTION

WOODFIN BEAUTIFICATION COMMISSION

Project Selection

1. General Location _____

2. Needed Improvement _____

3. Reason for Improvement _____

GENERAL DESIGN STANDARDS GUIDE

Qualitative evaluation of elements based on their effect in adding to or detracting from community appearance:

Relative Order of Considerations

1) Setting, (Environmental-External Relationships)

Harmony - with site and/or natural setting;

Contrast - with man made features of setting;

Balance - (other buildings - character of area, spatial relationships, etc. locality and community wide considerations)

2) Structural or Functional Qualities (Internal Relationships)

Clarity - of form or functional definition

Integrity - (deficiencies, inconsistencies, character incongruities)

Scale

3) Details - Surface Qualities (Adornment, Embellishment, etc.)

Harmony - Color, Textures, Pattern, Rhythm

Contrast - (Signs, lettering, furniture, landscaping would be included)

Balance

Values - (bases for Criteria)

1) Associative: Utilitarian, Historic, Symbolic: Uniqueness or Singularity - desirable or undesirable

2) Form Qualities: Shape, Structure, Scale, Pattern, Rhythm, Balance, Color, Texture

RECOGNITION AND AWARDS

There will be two levels of recognition by the Commission:

1) Recognition: This will be a broadly based program of recognition and commendation of worthy effort on the Reservation for any significant contribution to an improvement of community appearance. These contributions will not necessarily be limited to particular or major "appearance districts" but will cover projects or efforts in any part of a community which demonstrate an actual effort toward improvement or which will stimulate further citizen interest in appearance improvements.

These projects or efforts to be marked for recognition will receive a letter of commendation. Letters will be sent as frequently as nominations are received and approved throughout the year and are not the outcome of competition.

2) Award: This will be a special recognition and award for a major contribution to community appearance, and limited primarily to areas or locations in "appearance districts." An annual competition will probably be held with prizes awarded for quality and effectiveness of the effort rather than for architectural design.

CHAPTER V

GENERAL PROJECT CALENDAR

The following monthly general projects are designed to complement the individual Detailed Work Plans.

CHAPTER IV

THE HISTORY OF THE UNITED STATES

FROM THE FIRST SETTLEMENTS TO THE PRESENT

THE HISTORY OF THE UNITED STATES

FROM THE FIRST SETTLEMENTS TO THE PRESENT

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FROM THE FIRST SETTLEMENTS TO THE PRESENT

JANUARY

Code and Ordinance Enforcement

- 1) The town should emphasize the enforcement of litter, housing, health, safety, fire, and other ordinances and codes. (Violations should be reported to the town's inspection department.)

_____ Agency _____ Chairman _____ Phone

FEBRUARY

Sidewalks, Streets and Alleys and Traffic Islands

- 2) Beautification of streets with exposed shoulders. Serisa Lepes-
destria, shore juniper, or ivy are three materials that can be
used to cover exposed soil.
- 3) Beautification of traffic islands: At intersections where terrain
makes planting possible, low, groundhugging plants such as pfitzer
or shore junipers are recommended. At intersections where planting
is not feasible, landscaping might be accomplished through the use
of small rocks, boulders, and small artificial plants such as fern.
- 4) General clean-up:
Removal of trash, garbage, debris and cutting of grass and weeds.
- 5) General commercial service area clean-up.

Item _____ Agency _____ Chairman _____ Phone _____

MARCH

Tree Program, Town Approaches, By-Passes

- 6) Beautification of Highways:
Mass planting of several varieties of pines for screening purposes.
- 7) Screening of railroad within the corporate limits:
 - a. Low flowering trees such as Crepe Myrtle, Carolina Cherry Laurel or Fosteri Holly would be suitable for planting near inter-sections and rights-of-way.
 - b. A variety of pine or other large evergreen trees would be suitable for screening between parking lots and the railroad and along straight stretches of railroad.
- 8) Planting of Residential Areas:
Small flowering trees such as Carolina Cherry Laurel, Dogwood, Crepe Myrtle or Fosteri Holly - backed pine trees for yard planting - could have a visually pleasing effect in several residential areas.
- 9) Tree Installation Around Parks and Schools:
The use of pine trees around borders would be feasible for these projects.

_____ Item _____ Agency _____ Chairman _____ Phone _____

APRIL

Schools and Drainage Areas Beautification Activities

These activities should feature student and garden club projects.

- 10) School Landscape Program:
Improve off-street parking areas. Install small flowering trees in building areas and pine trees or some other type evergreen in border areas.
- 11) Drainage Areas:
Install azaleas, wild flowers, running plants and small flowering trees in drainage areas which intersect with major thoroughfares, schools or park areas.

_____ Item _____ Agency _____ Chairman _____ Phone _____

MAY

12) Clean-up, Paint-up, Fix-up Month

This project should be conducted on a permanent basis by a permanent committee.

JUNE

Special Beautification Projects Month

Each year during the month of June special projects should be conducted.

13) Industrial Yard Beautification:

- a. Plant azaleas and flowering shrubs in strategic areas
(check appropriate time for planting).
- b. Install benches for rest areas.
- c. Intersperse wooded areas with flowering trees.
- d. Improve parking areas with landscaping, paint and pavement.

JULY

Commercial Beautification Activities

- 14) Service Station Beautification Program:
Utilize the efforts and available materials which the various oil companies offer.
- 15) Parking Lot Improvement Program:
Initiate a program to pave parking lots, mark parking spaces, install lights, plant shade trees and border trees.
- 16) Commercial Areas Beautification Program:
Enlist merchant assistance to remove excessive product signs and to install screening or fencing for unsightly service areas.
- 17) Sign Coordination:
Number, size, style and materials.

The assistance of a Local Merchants Association or Chamber of Commerce would be desirable for the above projects.

AUGUST

Maintenance of Vacant Lots

- 18) During the summer months survey the appearance and height of grass on vacant lots. When grass reaches a certain height notify owner that the lot should be mowed within a specified time period. If owner fails to comply, the town should mow the lot and add the cost to the property owner's tax bill.

_____ Agency _____ Chairman _____ Phone _____

SEPTEMBER

Residential Beautification Activities

- 19) Initiate a tree distribution program. Both small street trees and large shade trees might be distributed free or at cost.

Check with the State Department of Transportation on the planting of major thoroughfares.

Recommended Small Trees: crepe myrtle, cherry laurel, fosteri holly, dogwood, kwanzen cherry, and crab apple.

Recommended Shade Trees: southern sugar maple, ginko biloba (male plants only), suitable varieties of oak trees.

Note: The effectiveness of flowering trees is increased by concentrated masses of one species rather than a mixture of several varieties.

_____ Agency _____ Chairman _____ Phone _____

OCTOBER

- 20) Fire Prevention
Make survey of and remove blatant fire hazards. Improve inspections; set up demonstration projects at schools, commercial areas and other public places.

NOVEMBER

Anti-Litter Campaign

- 21) Involve news media, and all interested community groups. Include stream channels and banks.

_____ Agency _____ Chairman _____ Phone

DECEMBER

Achievement-Awards Program

- 22) In order to both stimulate and maintain interest in the community appearance, the following awards might be given during December:
- a. Award for residential yard and home beautification.
 - b. Award for commercial building and ground beautification.
 - c. Service station award.
 - d. Parking lot award.
 - e. Industrial building and grounds award.

CHAPTER VI
A
TREE PLANTING PROJECT
FOR
WOODFIN, NORTH CAROLINA

Although planting street trees is a common practice in many North Carolina cities, the full value has not generally been achieved from such planting because of lack of a comprehensive community plan and careless selection of trees by abutting property owners. With proper guidance most property owners will gladly plant the trees which will contribute most to the permanent beauty of their street and will avoid planting trees which eventually create traffic hazards and interfere with sewers, sidewalks, and utility installations.

No community is complete without the beauty of well-placed street trees. The presence of trees along the streets tend to soften the formal street and building lines and to bring about a natural and satisfying beauty. Trees also serve to blend homes, churches and business areas into a fluid, pleasing visual pattern.

Despite their assets, street trees, if improperly planted or maintained can become a liability. Trees may be planted too close to the curb or at corners where they interfere with proper vision, thus making them hazardous to the safe use of the street. Trees planted without regard to their fully grown size, may interfere with overhead utilities. They may be planted so that their roots will clog sewers, push up sidewalks, or interfere with the maintenance of underground utilities.

Through a planned program, sponsored by Woodfin in conjunction with local garden clubs and civic groups, a planting program can add beauty to the Town at very little expense over a period of years.

It is necessary that the plan must be developed and continued as a long-term program. A town ordinance regulating the care and planting of trees on town streets should be adopted. The ordinance should vest in some public authority (Board of Aldermen, Beautification Commission, or Planning Board) the right to regulate the care and planting of trees on public land. The ordinance need not require that all of the work related to tree care be performed by the Town, but may merely provide that such work will be done subject to supervision. A suggested ordinance will be found attached to the end of this particular section.

CONTROL OF STREET TREE PLANTING

As soon as an ordinance is adopted, as many interested persons and organizations as possible should be enlisted to help sponsor and carry out the plan. The individual property owners should be notified regarding the plan and told specifically what type of tree is proposed for the space in front of his property, where it is to be located, and how to plant and care for it. Only trees which are adaptable to the soil and climate of the Woodfin area should be selected. Consideration should be given to the height of the trees, the rate of growth, the length of life, the root system, the maintenance problems and the resistance to disease.

In deciding where trees should be placed consideration should be given to existing and planned utilities, the width of parking strips, and potential traffic hazards caused by full-grown trees. For maximum development large shade trees should be placed at least 50 feet apart and smaller trees at least 30-35 feet apart. On streets where the parking strip is very narrow, or where the sidewalk has been placed near the curb, the best procedure is to plant on the property owner's side of the walk. This provides a better growing area for the root system and keeps the trees far enough back from the street to avoid becoming a traffic hazard.

TREE SELECTION BY AREA

It is recommended that a single species be used for a considerable distance along a given street, but to avoid monotony, and to avoid the possibility of disease or of insect attacks, as many different kinds of trees as practical should be used through the Town. Small flowering trees such as Carolina Cherry Laurel, Dogwood or Fosteri Holly - backed by pine trees for yard planting - could have a visually pleasing effect in several residential areas.

In areas where few trees have been planted, there is an opportunity to show what can be done with a tree planting plan. In older districts, where some trees already exist, planting should conform with that variety already in existence.

It will probably not be feasible to plant trees at a high density rate in the Commercial Districts; however, suitable trees can be planted in strategic spots along the streets to relieve the bareness of the business districts. The ginkgo tree is a species that grows well in congested town districts.

INITIATING THE PROGRAM

A certain day or time period each year should be designated for the beginning of the planting campaign. Publicity for the campaign should be run on the local radio station, through the local schools and in the local newspaper. Organizations such as the garden clubs, a Chamber of Commerce, and the various service clubs and church groups should be called upon to help in the distribution and the planting of the trees. The District Highway Commission Engineer and the Town Streets Department should be consulted before the program is implemented.

PRINCIPLES TO CONSIDER IN A CONTROLLED
STREET TREE PLANTING PROGRAM

- 1) Careful Selection in accordance with a comprehensive plan will give year-round benefit to the community.
- 2) Size and Shape of trees and their adaptability to climate and location are prime considerations.
- 3) The Height Trees will attain when fully grown may necessitate mutilation to allow the passage of overhead wires.
- 4) The planting of Brittle trees in unprotected areas often results in breakage during wind and ice storms.
- 5) Careless Location for trees with Root Systems near the surface can cause breakage of concrete.
- 6) For Narrow Streets trees should be installed away from the street.
- 7) Wide Streets allow the use of species which are tall and spreading.

A DESCRIPTIVE LIST OF THE MOST PLANTED STREET TREES

The following pages include a descriptive list of the most widely used trees for planting along streets. This list will serve as a guide in choosing the trees to be used in the areas shown on the plan map.

Also attached is a list which gives the standards and conditions for tree, shrub and ground cover planting along streets which are a part of the North Carolina Highway System. The Town should apply through their local highway division engineer for a municipal "blanket" permit for planting along streets which are a part of the highway system. This permit allows planting in the road right-of-way, when the recommended standards are followed.

PRUNUS SERRULATA KWANZAN -- KWANZAN CHERRY

Height-----20 feet
Spread-----15 - 20 feet
Form-----Rounded
Texture-----Medium

The Kwanzan Cherry is an upsweeping, broad-headed tree with double pink flowers. The double pink blossoms and bright reddish copper new foliage make it a colorful display in the early spring. It is one of the most popular and hardy double flowering cherries. For street tree plantings, it is best to use a high branched or tree form type with straight trunk and good tops with branches beginning from 5 to 6 feet from the ground.

QUERCUS BOREALIS MAXIMA -- EASTERN RED OAK

Height-----50 - 60 feet
Spread-----40 feet
Form-----Rounded
Texture-----Medium

One of the best oaks for city conditions. It is a clean, handsome, up-right tree and forms a large round head. A deeply serrated leaf turns a brilliant red in the fall.

QUERCUS COCCINEA -- SCARLET OAK

Height-----60 - 80 feet
Spread-----30 - 40 feet
Form-----Rounded
Texture-----Medium

Bright green, lustrous, deeply cut foliage enhances the narrow open crown of the scarlet oak. Red coloration is the major feature of the scarlet oak - bright red flowers in the spring, scarlet leaves in the fall, and reddish brown acorns in the latter part of autumn. Scarlet oaks are clean in habit, strong, and long-lived. They make an excellent shade tree and are outstanding planted on lawns, streets, parks and roadsides.

QUERCUS PHELLOS -- WILLOW OAK

Height-----80 - 100 feet
Spread-----40 - 50 feet
Form-----Rounded Symmetrical
Texture-----Fine

The finest textures of all the oaks, this tree is widely used for ornamental and street tree planting throughout the middle eastern and southern states. The light green shiny willow-like leaves turn yellow in the autumn. The willow oak is a strong, long-lived, and rapid growing tree with a comparatively shallow root system that makes it an easy tree to transplant.

GLEDITSIA TRIACANTHOS INERMIS MORAINÉ -- MORAINÉ LOCUST

Height-----50 - 80 feet
Spread-----30 - 40 feet
Form-----Oval-Vase Shaped
Texture-----Fine

A beautiful vase shaped tree, in form resembling the American Elm. The Moraine Locust is a fast growing tree, is tolerant of a wide range of soils and is easily transplanted. Unlike some of the other locusts, it has no thorns and does not produce unsightly seed pods. In addition to the above its tolerance of city conditions make the Moraine Locust a desirable lawn and street tree.

ILEX OPACO FOSTERI #2 -- FOSTERI HOLLY

Height-----18 - 20 feet
Spread-----6 - 8 feet
Form-----Upright - Pyramidal
Texture-----Medium Fine

This is a very hardy handsome tree, a cross between Ilex cassine and Ilex opaco. It is pyramidal shaped with evergreen spring leaves.

KOELREUTERIA PANICULATA -- PANICLED GOLDEN RAIN TREE

Height-----20 - 30 feet
Spread-----10 - 14 feet
Form-----Rounded
Texture-----Fine

The symmetrical, round golden rain tree has a canopy of foliage which is finely divided so that it gives an appearance of a fine textures dark green crown. In June and July, large buds of bright yellow flowers appear and are followed by decorative golden brown, bladder-like seed pods which look like Chinese lanterns. The Gold Rain Tree withstands drought, is disease resistant, and will do well in poor soil.

ACER FLORIDANUM -- SOUTHERN SUGAR MAPLE

Height-----40 - 60 feet
Spread-----20 - 30 feet
Form-----Oval
Texture-----Medium

The Southern Sugar Maple has a medium textured, dark blue-green foliage which turns a brilliant yellow in autumn. Lacy yellow flowers appear in the spring on this long-lived disease free tree. Although it is a slow grower, it is an excellent street tree.

ACER PALMATUM -- JAPANESE MAPLE

Height-----20 - 24 feet
Spread-----20 - 25 feet
Form-----Horizontal Branching
Texture-----Fine

The Japanese Maple is a small, low and spreading tree with twisted branches. Its fine textured foliage and horizontal effect give it an exotic appearance, especially when the foliage turns red in the fall. The Japanese Maple is enduring, clean in growth, and free of disease. A beautiful red leafed variety is available for use where more color is desired.

ACER PLATANOIDES -- NORWAY MAPLE

Height-----40 feet
Spread-----35 feet
Form-----Rounded Headed
Texture-----Course

Because of its pleasant form and its hardiness, the Norway Maple has become one of our best ornamental trees. In the spring, the tree is densely covered with clusters of greenish yellow flowers and in the fall the leaves turn yellow. The Norway Maple is fast growing and makes satisfactory growth on poor soils. It is particularly well adapted for cities, because it seems to withstand well the smoke, gases and dust and is relatively disease resistant. There are some upright and columnar varieties of the Norway Maple available and all make excellent street trees.

ACER RUBRUM -- RED MAPLE

Height-----40 - 50 feet
Spread-----25 - 30 feet
Form-----Rounded
Texture-----Medium

During the spring the broad round-headed red maple has tiny scarlet flowers. Later winged seeds prolong the red effect until the light silvery green leaves appear. In autumn the leaves turn into brilliant shades of scarlet. During the winter, the gray buck-like bark of the upper parts of the tree adds to its attractiveness. Due to its red coloration, its hardiness, and its rapid growth, the red maple is a good lawn specimen as well as an excellent shade tree.

PHELLODENDRON AMURERSE -- CORK TREE

Height-----25 feet
Spread-----15 - 20 feet
Form-----Rounded
Texture-----Medium Fine

The foliage of the cork tree lines low branches and forms a broad umbrella-like crown. Turning yellow in the fall, the leaves present a colorful contrast with the small black fruits which persist throughout the winter. A vigorous strong tree with a broad branching habit, massive picturesque branches and an interesting corky bark. The cork tree is ideal for city use.

PLATANUS ACERIFOLIA -- LONDON PLANE TREE

Height-----50 - 100 feet
Spread-----25 - 70 feet
Form-----Rounded
Texture-----Coarse

The London Plane Tree is very similar in appearance to the American Sycamore but is more resistant to foliage damage by disease. The London Plane Tree is a desirable quick growing shade tree suitable for use under smokey, dusty city conditions in almost any type of soil. Its interesting, flashing mottled bark assumes a variety of forms and colors and gives the trunk and large branches an interesting winter effect. This tree has wide-spreading open branches, and is relatively resistant to disease. The London Plane Tree and Sycamore is one of the most planted street trees in America.

CERCIS CANADENSIS -- EASTERN REDBUD

Height-----15 - 20 feet
Spread-----10 - 12 feet
Form-----Oval
Texture-----Medium

Heart-shaped, glossy green leaves turning a bright, clear yellow in autumn indicate one of the redbuds outstanding features. Bright pink flowers are borne in profusion in the spring. Later reddish fruit hangs on the redbud tree during the summer and most of the winter. The redbuds combine beautifully with the dogwoods which bloom at the same time.

CORNUS FLORIDA -- FLOWERING DOGWOOD

Height-----15 - 25 feet
Spread-----15 - 25 feet
Form-----Horizontal branching
Texture-----Medium

Lustrous green foliage on the side branches forms flat horizontal plans on the flowering dogwood. A massive flower effect is achieved in the spring when the dogwood is covered with white or pink blooms. In the fall, the green leaves turn to a brilliant crimson. This red coloration is prolonged throughout the winter with the appearance of bright scarlet berries. The flowering dogwood is one of the finest of the small flowering trees for this region. It is clean in habit and adaptable to almost every variety of soil. The flowering dogwood yields constant beauty year after year with little or no care.

CRATAEGUS LAVALLEI - LAVALLE HAWTHORN

Height-----20 - 25 feet
Spread-----15 - 20 feet
Form-----Upright Rounded
Texture-----Medium

The Lavelle Hawthorn has rich green foliage which turns to purple in early fall. White June flowers are followed by coral-colored berries in late summer. Reddish

winter buds and picturesque branch structure complete the list of qualities that make the pest-free Lavelle Hawthorn desirable for street planting.

GINGO BILOBA -- MAIDENHAIR TREE

Height-----50 - 70 feet

Spread-----30 - 40 feet

Form-----Irregular

Texture-----Medium

The spreading and irregular branches of the Ginkgo have dull green fan shaped leathery leaves which turn to a beautiful yellow in autumn. The male Ginkgo is preferred to ornamental plantings due to the ill-smelling green fruits dropped by the females in late summer. The Ginkgo is noted for its open habit of growth, brilliant yellow fall coloring, ability to grow well under any conditions and immunity to disease and insects.

North Carolina State Highway Commission

Raleigh, North Carolina

HIGHWAY AND STREET PLANTING IN MUNICIPALITIES

The following standards and conditions for tree, shrub, and ground cover planting apply to those State Highway System highways and streets within municipalities where the speed limit is 45 miles per hour or less. Planting on sections with a higher speed limit and planting that involves exceptions to these standards and conditions must have written approval of the Commission before planting is done.

Distance from Travel Lane. The following are required minimum distances from the edge of travel lane:

Large trees.	17 feet to trunk (Sketches A,B,C)
Small trees or large shrubs.	12 feet to trunk (Sketches A,B,C)
Low shrubs in median	6 feet to foliage line (Sketch C)
Low shrubs other than in median.	10 feet to foliage line (Sketch B)
Trees or larger shrubs	80 feet from median crossover (Sketch D)

Vertical Clearance. A minimum clearance of 16 feet above the entire pavement width must be maintained at all times.

Unless individual site conditions require an initial 7 foot sidewalk clearance on the right side of the highway, lesser clearance due to use of small-size plants is permissible; but as the plants grow, progressive undertrimming should be done to obtain the eventual 7 foot clearance over a sidewalk area.

Sight Distances. Shrubs must be kept low, and trees and large shrubs under-trimmed sufficiently to permit clear sight in the area between 2 feet and 6 feet above roadway elevations. (Sketch C) Due to widely varying conditions of topography, highway alignment and grade, and type and volume of vehicular and pedestrian traffic, necessary sight distances longitudinally along the highway and in excess of the lateral minimum described above must be individual site determinations.

Choice of Plants. Tall growing trees should not be selected for planting beneath utility lines and wide-spreading trees should not be used unless there is sufficient width of planting area to accommodate them without continuing severe pruning.

Small trees and large shrubs should be used which are adaptable to under-trimming without destroying their desired normal appearance. Only low-growing shrubs are to be used in medians and close to the edge of shoulders to avoid need for continuing severe pruning. In some locations all shrubs should be omitted, but this must be an individual site determination by the municipality.

In curb and gutter areas ground cover is permissible between curb and shrubs to avoid mowing narrow strips. (Sketch C)

Plantings of kinds of plants requiring special care (such as roses, bulbs, flower beds, formal hedges) are not eligible for State maintenance. If installed, such plantings must be maintained entirely at municipal expense.

Pavement Removal. When pavement remains beneath traffic channelization islands, such pavement may not be broken or removed without written permission from the Commission.

Effect on Mowing and Drainage. Trees should be placed sufficiently far apart, and low shrubs should be grouped in beds of a shape that will facilitate mower operation and avoid excessive mower maneuvering or hand trimming. Plantings are to be made in a manner that will not interfere with proper drainage of the highway or street.

Traffic Operation and Safety. It shall be the responsibility of a municipality to plant and maintain all plantings in a manner that will not interfere with nor endanger either vehicular or pedestrian traffic. If in the judgement of the Commission any plantings are not so planted or maintained, the municipality must promptly alter or remove the plantings.

CHAPTER VII

A SUGGESTED ORDINANCE REGULATING THE PLANTING, CARE, AND REMOVAL OF STREET TREES

AN ORDINANCE REGULATING THE PLANTING, MAINTENANCE, PROTECTION, CONTROL AND REMOVAL OF TREES IN AND UPON THE PUBLIC STREETS AND OTHER PUBLIC PLACES IN THE TOWN OF WOODFIN AND PROVIDING A PENALTY FOR VIOLATION THEREOF AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

THE TOWN OF WOODFIN DOES ORDAIN AS FOLLOWS:

Section 1. Title of Ordinance

This Ordinance shall hereafter be referred to and cited as the Street Tree Ordinance of the Town of Woodfin, North Carolina.

Section 2. Enforcing Authority

The _____ or (his or her) duly authorized representative shall be charged with the enforcement of this Ordinance.

Section 3. Permission to Plant Trees

No trees or shrubs shall hereafter be planted in or removed from any public parking strip or other public place in the Town without permission from _____

Section 4. Street Tree Plan.

All trees and shrubs hereafter planted in any public parking strip or other public place in the Town shall conform as to species and location to the street tree plan.

Section 5. Prohibited Trees

It shall be unlawful to plant in any public parking strip the following trees:

A list of trees compiled by the Beautification Commission should be inserted here.

Section 6. Removal of Trees

The _____ or (his/its) duly authorized representative may cause to be trimmed, pruned, or removed any trees, shrubs, plants or vegetation

in any parking strip or other public place, or may require any property owner to trim, prune, or remove any trees, shrubs, plants, or vegetation in a parking strip abutting upon said owner's property, and failure to comply therewith, after _____ day's notice by the _____ shall be deemed a violation of this Ordinance.

Section 7. Dangerous Trees a Nuisance; Summary Powers to Remove Same

Any tree or shrub growing in a parking strip or any public place, or in private property, which is endangering or which in any way may endanger the security or usefulness of any public street, sewer, or sidewalk, is hereby declared to be a public nuisance, and the Town may remove or trim such tree, or may require the property owner to remove or trim such tree on private property, or in a parking strip abutting upon said owner's property. Failure of the property owner to remove or trim such tree after _____ day's notice by the _____ shall be deemed a violation of this Ordinance, and the _____ may then remove or trim said tree and assess the costs against the property.

Section 8. Appeals

Appeals from orders made hereunder may be made by filing written notice thereof with the _____ within ten days after such order is received, stating in substance that the appeal is being made from such order to the Board of Aldermen. The Clerk shall thereupon call such appeal to the attention of the Board of Aldermen at the next regular scheduled meeting, at which meeting the appellant and the _____ may present evidence. Action taken by the Board of Aldermen after such hearing shall be conclusive.

Section 9. Abuse or Mutilation of Trees

It shall be a violation of the Ordinance to abuse, destroy, mutilate any tree, shrub, or plant in a public parking strip or any other public place, or to attach or place any rope or wire (other than one used to support a young or broken tree), sign, poster, handbill, or any other thing to or on any tree growing in a public place, or to cause or permit any wire charged with electricity to come in

contact with any such tree, or to allow any gaseous, liquid, or solid substance which is harmful to such trees to come in contact with their roots or leaves.

Section 10. Violation of this Ordinance

Any person violating any of the provisions of this Ordinance or failing to comply with them shall upon conviction be punished by a fine not to exceed

_____ \$ _____.

Section 11. Conflict

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 12. Validity

If any section of this Ordinance is declared invalid by any court of competent jurisdiction such decision shall be deemed to apply to that section only and shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared invalid.

Passed by the Board of Aldermen
of Woodfin this

_____ day of _____, 19 ____

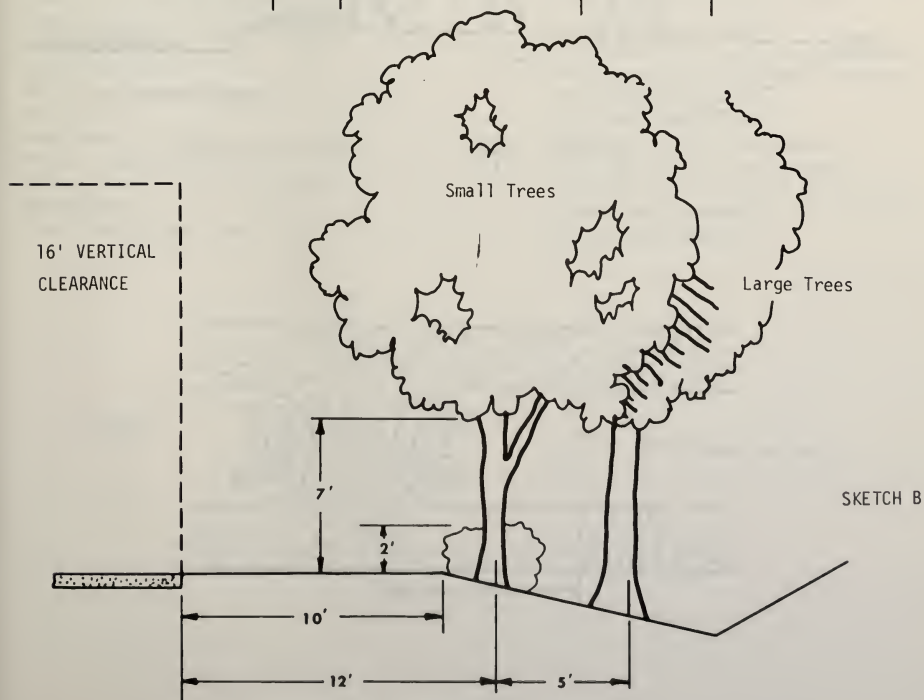
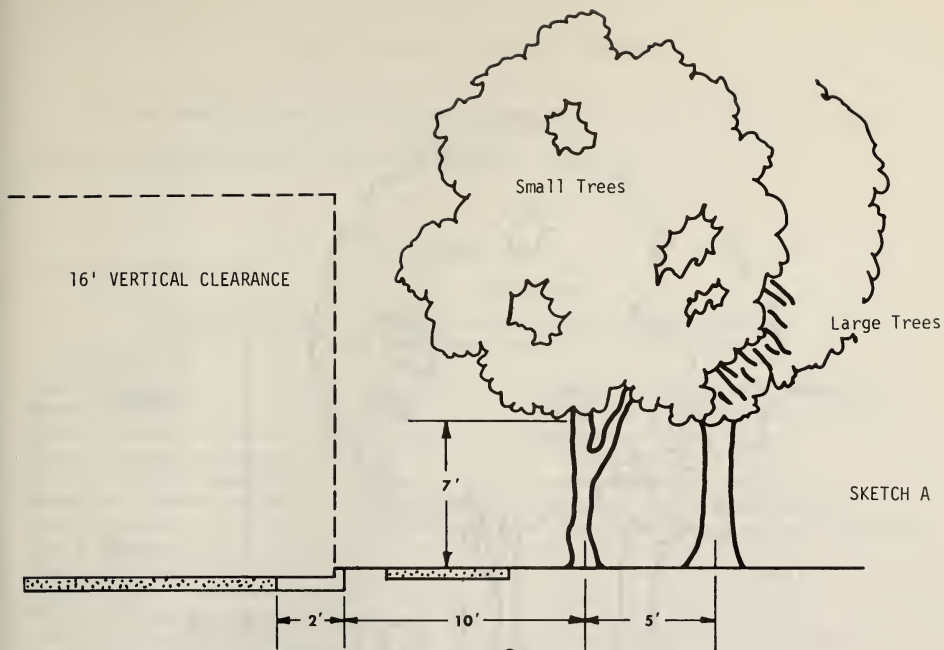
Town Clerk

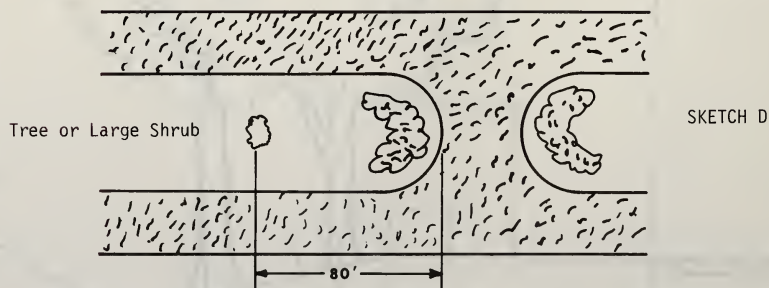
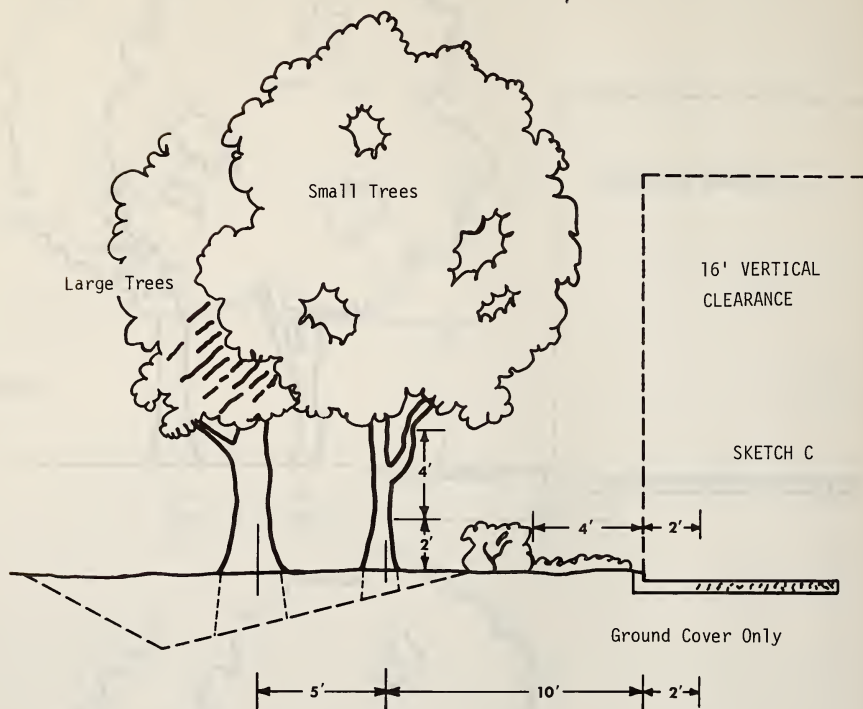
Approved by the Mayor, this

_____ day of _____, 19 ____

Mayor







CHAPTER VIII

PLANTS ADAPTED TO NORTH CAROLINA

Before selecting any of the plants from the following list, the project chairman should consult a local or an area nursery.

GROUP 1

Evergreen shrubs 1 to 4 feet high (with moderate pruning)
(Space 2 to 3 feet from house and 3 to 4 feet apart)

Dwarf Abelia-----	Abelia grandiflora sherwoodi
Dwarf Abelia-----	Abelia grandiflora prostrata
Warty Barberry-----	Berberis verruculosa
Crimson pygmy barberry-----	Berberis
Wintergreen Contoneaster-----	Contoneaster conspicua
Rockspray Contoneaster-----	Contoneaster microphylla
Dwarf Euonymus-----	Euonymus japonicus microphyllus
Dwarf Chinese Holly-----	Ilex cornuta rotunda
Dwarf Chinese Holly-----	Ilex cornuta national
Bennett Hybrid Japanese Holly-----	Ilex crenata Bennett
Hellers Japanese Holly-----	Ilex crenata helleri
Littleleaf Japanese Holly-----	Ilex crenata microphylla
Stokes Japanese Holly-----	Ilex crenata stokes
Andorra Juniper-----	Juniperus horizontalis plumosa
Shore Juniper-----	Juniperus horizontalis conferta
Lonicera Yunnanensis-----	Lonicera yunnanensis
Nandina-----	Nandina domestica
Semi-Dwarf Nandina-----	Nandina domestica compacta
Dwarf Pyracantha-----	Pyracantha coccinea nana
Kurume Azalea (Var. Hinodegiri, Snow, etc.)----	Rhododendron obtusum japonicum
Germander-----	Teucrium chamaedrys
Tom Thumb Arborvitae-----	Thuja occidentalis

GROUP II

Evergreen shrubs 4 to 8 feet high (with moderate pruning)
(Space 3 to 4 feet from house and 4 to 5 feet apart)

Glossy Abelia-----	Abelia grandiflora
Wintergreen Barberry-----	Berberis julianae
Japanese Box-----	Buxus japonica
Chinese Holly-----	Ilex cornuta
Buford Chinese Holly-----	Ilex cornuta burfordi
Japanese Holly-----	Ilex crenata (many varieties)
Showy Jasmine-----	Jasminum floridum
Pfitzer Juniper-----	Juniperus/chinensis pfitzeriana
Sargent Chinese Juniper-----	Juniperus/chinensis sargentii
Irish Juniper-----	Juniperus/communis hibernia
Spiny Creek Juniper-----	Juniperus/excelsa stricta
Canaert Juniper-----	Juniperus/virginiana canerti
Fortunes Osmanthus-----	Osmanthus fortunei
Sweet Osmanthus-----	Osmanthus fragrans
Oriental Arborvitae-----	Thuja orientalis
Bakers Oriental Arborvitae-----	Thuja orientalis bakeri
Leatherleaf Viburnum-----	Viburnum rhytidophyllum
Laurestinus Viburnum-----	Viburnum tinus

GROUP III

Evergreen shrubs 8 feet high and up
(Space 4 to 6 feet from house and 6 to 8 feet apart)

Plume False-Cypress	
(Retinospora)-----	Chamaecyparis pisifera plumosa
Elaeagnus-----	Elaeagnus (several varieties)
English Holly-----	Ilex aquifolium
Eastern Redcedar-----	Juniperus virginiana
Smooth Photinia-----	Photinia glabra
Frazier Photinia-----	Photinia frazier
Scarlet Firethorn-----	Pyracantha coccinea
Nepal Firethorn-----	Pyracantha crenulata
Firethorn-----	Pyracantha crenata
	(yunnanensis)
Formosa Firethorn-----	Pyracantha formosana
Eastern (American) arborvitae-----	Thuja occidentalis
Pyramidal Eastern Arborvitae-----	Thuja occidentalis pyramidalis

GROUP IV

Deciduous shrubs 1 to 3 feet high (with moderate pruning)
(Space 2 to 3 feet from house and 3 to 4 feet apart)

Red Cokesberry-----	Aronia arbutifolia
Japanese Barberry-----	Berberis thunbergii
Dwarf Flowering Quince-----	Chaenomeles japonica
Slender Deutzia-----	Deutzia gracilis
Spreading Euonymus-----	Euonymus kiautschovicus (patens)
Smooth Hydrangea-----	Hydrangea arborescens
St. Johnswort-----	Hypericum calycinum
Winter Jasmine-----	Jasminum nudiflorum
Flowering Almond-----	Prunus glauca
Anthony Waterer Spirea-----	Spiraea bumalda
Snowberry-----	Symphoricarpos albus
Indian Currant Coralberry-----	Symphoricarpos orbiculatus

GROUP V

Deciduous Shrubs 4 feet high and up
(Space 3 to 4 feet from house and 4 to 6 feet apart)

Butterfly Bush-----	Buddleia davidia
Sweetshrub-----	Calycanthus floridus
Flowering Quince-----	Chaenomeles (Cydonia) Laganaria
Red Osier Dogwood-----	Cornus stolonifera
Fuzzy Deutzia-----	Deutzia scabra
Autumn Elaeagnus-----	Elaeagnus umbellata
Winged Euonymus (Strawberry Bush)-----	Euonymus americanus
Eastern Wahoo (Burningbush)-----	Euonymus atropurpureus
Pearlbush-----	Exochorda racemosa
Border Forsythia (Goldenbell)-----	Forsythia intermedia
Showy Forsythia (Goldenbell)-----	Forsythia intermedia spectabilis
Weeping Forsythia (Goldenbell)-----	Forsythia viridissima
Shrub Althea-----	Hibiscus syriacus
Peegee Hydrangea-----	Hydrangea paniculata grandiflora
Possumhaw-----	Ilex decidua
Winterberry-----	Ilex verticillata
Japanese Kerria-----	Kerria japonica
Beattybush-----	Kolkwitzia amabilis
Thunberg Lespedeza (Desmodium)-----	Lespedeza thunbergii
Winter Honeysuckle-----	Lonicera fragrantissima
Sweet Mockorange-----	Philadelphus coronarius
Big Scentless Mockorange-----	Philadelphus grandiflora
Trifoliate-orange (Hardyorange)-----	Poncirus trifoliate
Pomegranate-----	Punica granatum
Smooth Sumac-----	Rhus glabra
Elder (Elderberry)-----	Sambucus canadensis
Bridal Wreath Spirea-----	Spiraea prunifolia
Thunberg Spirea-----	Spiraea thunbergii
Vanhoutte Spirea-----	Spiraea vanhouttei
Lilac-----	Syringa vulgaris
Koreanspice Viburnum-----	Viburnum carlesii

Arrowwood-----	Viburnum dentatum
European Cranberry Bush-----	Viburnum opulus
Common Snowball-----	Viburnum opulus roseum
Chaste Tree-----	Vitex agnuscastus
Weigela-----	Weigela floribunda

GROUP VI

Evergreen Vines

Wintercreeper Euonymus-----	Euonymus fortunei radicans
English Ivy-----	Hedera helix
Small-leaved English Ivy-----	Hedera helix baltica
Japanese honeysuckle-----	Lonicera japonica
Trumpet honeysuckle (Woodbine)-----	Lonicera sempervirens
Common Periwinkle-----	Vinca minor

GROUP VII

Deciduous Vines

Fiveleaf Akebia-----	Akebia quinata
Ampelopsis (Virginia Creeper)-----	Ampelopsis parthenocissus quinquefolia
Dutchman's Pipe-----	Aristolochia durior
American Bittersweet-----	Celastrus scandens
Clematis-----	Clematis paniculata
Morning Glory-----	Ipomoea purpurea
Chinese Wisteria-----	Wisteria sinensis
Rose-----	Rosea

GROUP VIII

Evergreen Ground Covers

Goldentuft-----	Alyssum saxatile
Ajuga-----	Ajuga reptans
Ponyfoot-----	Dichondra carolinensis
Wintercreeper Euonymus-----	Euonymus fortunei
English Ivy-----	Hedera helix baltica
Evergreen Candytuft-----	Iberis sempervirens
Liriope-----	Liriope (several varieties)
Dwarf Lilyturf-----	Mondo (ophiopogon) japonicum
Moss Pink-----	Phlox subulata
Santolina-----	Santolina
Common Periwinkle-----	Vinca Minor
Germander-----	Teucrium chomcedrys

GROUP IX

Evergreen Trees

Deodar Cedar-----	Cedrun deodara
False Cypress (Retinispora)-----	Chamaecyparis pisifera
Cryptomeria-----	Cryptomeria japonica
China Fir-----	Cunninghamia lanceolata
American Holly-----	Ilex opaca (many varieties)
Eastern Redcedar-----	Juniperus virginiana
Longleaf Pine-----	Pinus palustris
Loblolly Pine-----	Pinus taeda
Eastern White Pine-----	Pinus strobus
Darlington Oak-----	Quercus darlingtonia
Eastern (American Arborvitae)-----	Thuja occidentalis
Canada Hemlock-----	Tsuga canadensis

GROUP X

Flowering Trees

Silktree Albizzia (Mimosa-wilt resistant strain)-----	Albizia julibrissin
Shadblow Serviceberry-----	Amelanchier canadensis
Eastern Redbud-----	Cercis canadensis
White Fringetree-----	Chionanthus virginicus
Flowering Dogwood-----	Cornus florida
Pink-Flowering Dogwood-----	Cornus florida rubra
Washington Hawthorn-----	Crataegus phaenopyrum
Great Silverbell-----	Halesia carolina
Goldrain-Tree-----	Koelreuteria paniculata
Crabapple-----	Malus (many varieties)
Apple-----	Malus pumila
Chinaberry-----	Melia azadarach
Sourwood-----	Oxydendrum arboreum
Paulownia-----	Paulownia tomentosa
Plum-----	Prunus americana
Sour Cherry-----	Prunus cerasus
Peach-----	Prunus persica
Redflowering Peach-----	Prunus persica scleropersica
Purple-leaved Plum-----	Prunus pissardi
Oriental Cherry-----	Prunus serrulata
Pear-----	Pyrus communis

GROUP XI

Shade Trees

Norway Maple-----	Acer platanoides
Red Maple-----	Acer rubrum
Sugar Maple-----	Acer saccharum
Common Horsechestnut-----	Aexcolus hippocastanum
Trees of Heaven Ailanthus-----	Ailanthus altissima
River Birch-----	Betula nigra
Pecan-----	Carya pecan
Southern Catalpa-----	Catalpa bignonioides
Common Hackberry-----	Celtis occidentalis
American Beech-----	Fagus grandifolia
White Ash-----	Fraxinus Americana
Ginkgo-----	Ginkgo biloba
Moraine Locust-----	Gleditsia triacanthos moraine
Kentucky Coffeetree-----	Gymnocladus dioicus
Eastern Black Walnut-----	Juglans nigra
American Sweetgum-----	Liquidambar styraciflua
Tuliptree-----	Liriodendron tupilifera
Cucmbertree Magnola-----	Magnolia acuminata
Black Gum-----	Nyssa sylvatica
American Planetree (Sycamore)-----	Platanus occidentalis
White Oak-----	Quercus alba
Southern Red Oak-----	Quercus falcata (Rubra)
Pin Oak-----	Quercus palustris
Willow Oak-----	Quercus phellos
Live Oak-----	Quercus virginiana
Black Locust-----	Robinia pseudoacacia
Babylon Weeping Willow-----	Salis babylonica
Bald Cypress-----	Taxodium distichum
American Linden-----	Tilia americana
Winged Elm-----	Ulmus alata
American Elm-----	Ulmus americana

CHAPTER IX

IMPLEMENTATION

Implementation of the Commercial Areas Appearance Program depends strongly upon a firm and active Beautification Commission which is backed and supported by both the Planning Board and the Town of Woodfin. Involvement and cooperation will be required of government, business, industry, and citizens.

The program need not be limited to the functions of the basic beautification commission alone. Once formulated, the commission will need to expand into such groups as:

ARCHITECTURAL REVIEW BOARD

In order to assure orderly, controlled growth in the Town of Woodfin the Planning Board is developing general land use plans. These guidelines cover the broader aspects of community development as well as certain criteria for the arrangement of buildings on the land. Application of these criteria along with the architectural expression of the buildings will determine the character of the Town. To ensure that the architectural character is consistent with other aspects of its growth, an architectural review board will be useful. The function of this board will be to establish and maintain uniform guidelines for the architectural aspect of community character.

Generally the goals of this board would be to maintain a native character for the buildings in the Town. "Native character" has grown out of simple functional building forms built of natural materials and located in a natural setting. By careful choice of both traditional and new materials, and by integration of green spaces into the Town, Woodfin can maintain an architectural character that is both responsive to the modern society and with cultural traditions. Some of the basic standards that could be adopted by the Architectural Review Board have been developed by the Tennessee Valley Authority and are presented here in brief form:

Building Criteria - Simple forms that express building function should be used. Building types such as Swiss Alpine that reflect foreign cultures should be avoided. Steel or shell buildings, pre-fab flat tops, or trailers should also be discouraged.

Materials - Traditional materials such as wood siding, wood shingles, stone, exposed wood structural members are encouraged. Modern materials that reflect natural or are compatible with natural materials such as rough-sawn plywood siding, dark anodized aluminum window frames, asbestos shingles in natural colors should be used. Brick should be used with restraint. Materials such as artificial brick and stone, large areas of bright aluminum sheeting and large expanses of concrete block should be avoided entirely.

Color - Use of color should be consistent with the use of natural materials. Natural stains or paints that reflect the colors of natural materials should be used on large areas. The inappropriate use of color constitutes a significant hazard to the appearance of the commercial areas. Use of bright or primary colors should be restrained and generally limited to small areas on building parts such as signs, graphics, and display windows.

Public Spaces - Sidewalks should be of ample width to accommodate pedestrians without overcrowding and to allow for planting in appropriate areas without restricting movement. Surfaces should be of natural characters such as cobblestone, brick, aggregate textured concrete but not untextured concrete. Development of public spaces within the pedestrian system, courts, mini-parks, gardens, and fountains are encouraged. Special consideration should be given to public spaces within the more pedestrian oriented Central Business District.

Building spaces should have adequate setback from the street edge to prevent overcrowding, to allow for adequate width of pedestrian ways and public spaces, and to accommodate the planting of trees and shrubs. Provision should be made for the comfort and convenience of pedestrians by the provision of

various types of street furniture. Benches, trash receptacles, information kiosks, drinking fountains properly integrated into public spaces and pedestrian ways are recommended.

Consideration should be given to the development of public spaces between buildings. For example, building fronts might be oriented at right angles to the street facing each other across an alleyway with pedestrian space between. Variation in setback along a main street could create interesting spaces for placement of street furniture and planting.

Landscaping - A general planting program of trees, shrubs, and grass is recommended in conjunction with roadways, pedestrian ways, and public spaces. No trees or other significant areas of existing plant material should be removed or disturbed without review by the Review Board.

Signage and Graphics - Signs should be designed to have minimum detrimental impact on the environment. Competition among businessmen to attract customers with larger and brighter signs is a major cause of visual pollution. Constraints limiting size, location, and light intensity of signs give businesses ample opportunity to advertise on an equal basis without spoiling the townscape.

Generally, signs related to roadways and moving traffic should have lettering and graphics of no more than adequate size to be read at roadway speeds and distances. Signs related to pedestrian traffic should also be sized according to minimum readability standards. In all cases the materials and craftsmanship of signs should be in harmony with the natural and native character of the surroundings.

Off Street Parking -

1. Off street parking should be located with convenient, easy access from main streets.
2. Should be screened with planting or fencing of natural materials.

3. Should have curbs and islands to direct internal traffic flow and to accommodate the planting of trees, shrubs, and grass.
4. Should connect to the pedestrian system.
5. Avoid single lots that are too large to be screened or otherwise integrated into the townscape.

Utilities - All utilities should be located with minimum disturbance to the environment. Pole-mounted utilities are especially undesirable in densely developed areas where large numbers of wires and transformers are apparent. Where possible this type of utility should be placed underground.

Location of utilities in areas designed for planting or buffer strips should be avoided or done in such a way as to have minimum impact on planting or existing vegetation. Where possible utilities should be located so as to be screened by natural vegetation or along rear of lot lines and service areas.

Service areas should be located with minimum visual impact to adjoining properties. Both architectural and plant screens are recommended where service areas are visible to the general public.

Fences and screens should be consistent with overall architectural treatment. Natural materials, such as wood or stone should be used. Chain link fence or other harsh materials should be used only when they are not exposed to public view.

HISTORIC PROPERTIES COMMISSION

This is a type of commission that should be established under the direction of the Beautification Commission, Planning Board, or Council. Because the Town of Woodfin has many places and structures that are of particular historic value, their preservation, restoration, and beautification should be evaluated as soon as possible.

The citizens of Woodfin, as well as citizens of other regions, cities, and neighborhoods, will have definite ideas on what is significant about their past. Generally, any locality or structure to be considered of historical significance

would have to meet certain criteria for any given area. Every case must be taken independently because historic preservation is not an exact science. Each site must answer the question of who, why, where, when, and who cares. These criteria will form a basis on which to determine the feasibility and desirability of preserving and restoring a given area or structure.

Who of national, regional, or local significance was associated with the site? What is of historical significance about the building or area? Why is the structure of more historical or architectural value than its surroundings? Where are other similar areas or buildings of equal or greater historical value which would be in competition with the site in question? When was the structure built, when did the person die, the event occur, or the area achieve importance of historical worth? And, finally, who cares enough to preserve and maintain the area or building in some capacity? Answers to the above questions should compose the educational and cultural criteria and should determine the basis for the economic criteria of what is to be preserved.

Further economic evaluation of sites will have to be studied on the basis of the general type of historic site or structure involved.

APPENDIX A

ADOPTED _____

AN ORDINANCE TO ESTABLISH A COMMUNITY APPEARANCE COMMISSION FOR
WOODFIN, NORTH CAROLINA AND ITS ENVIRONS

WHEREAS, Chapter 160A-Session Laws of 1971, authorizes cities and towns to establish a Community Appearance Commission; and

WHEREAS, many areas of Woodfin have degenerated because of inadequate planning, rapid growth, neglect of proper maintenance, and the erection of buildings and structures unsuitable to and incompatible with the character of the neighborhoods in which they are located, resulting in depreciation of property values and the impairment of the public health, safety, morals, and welfare therein; and

WHEREAS, the appearance and character of open spaces, buildings, and structures visible from public streets and ways has a material and substantial relationship to property values and the aesthetic value of property in Woodfin; and

WHEREAS, it appears to be advantageous to the welfare of the Town of Woodfin and its environs that a comprehensive and continuous program of community beautification and improvement be undertaken; and

WHEREAS, the Woodfin Board of Aldermen and Planning Board need the active assistance and constant cooperation of many civic-minded, far-seeing citizens in their efforts to serve the best interest of the people and to direct the general beautification and aesthetic improvement of the community, therefore

BE IT RESOLVED, that the Board of Aldermen hereby establish THE WOODFIN COMMUNITY APPEARANCE COMMISSION

hereinafter referred to as the "Appearance Commission," and ordain that it be governed by the following provisions:

SECTION 1. Membership and Vacancies.

The Apperance Commission shall consist of ten members, all of whom shall be citizens and residents of the Woodfin area of planning jurisdiction. Members shall be appointed by the Board of Aldermen. Three of the members shall be appointed for terms of one year; three for two years; and three for three years. Their successors shall be appointed for terms of three years. Their successors shall be appointed for terms of three years. Vacancies occurring for reasons other than the expiration of terms shall be filled as they occur for the period of the unexpired term. One member shall be appointed from the members of the Board of Aldermen.

In making appointments to the Commission, the Board of Aldermen shall seek to appoint persons who possess qualities of impartiality, maturity, and broad judgment, and in whom the community at large may be expected to have confidence. Appointments shall be made in such a way as to maintain on the commission at all times not less than three members who have had a special training or experience in a design profession.

Members may be immediately re-appointed to the Commission upon the expiration of terms, and they may be removed from the Commission by the Board of Aldermen for due cause. Faithful attendance at the meetings of the Commission and conscientious performance of the duties of the members shall be considered a prerequisite for continued membership on the Commission.

Members of the Commission shall serve without pay, but may be reimbursed for actual expenses incident to the performance of their duties within the limits of funds available to the Commission.

SECTION 2. Organization, Rules, Meetings, and Records.

Within thirty days after its appointment, the Appearance Commission shall meet and elect a chairman. It shall create and fill such offices as it may determine. The term of the chairman and other officers shall be one year, with eligibility for re-election. The Commission shall adopt rules for the transaction of business and shall keep a record of its members' attendance and of its resolutions, discussions, findings, and recommendations, which records shall be open to the public. The Commission shall hold at least one monthly meeting, and all of its meetings shall be open to the public. For the purpose of taking any official action authorized or required by this ordinance, there shall be present a quorum of six members.

SECTION 3. Powers and Duties of Commission.

The Appearance Commission shall have the following powers:

1. To initiate, promote, and assist in the implementation of programs of general community beautification in Woodfin and its environs.
2. To seek to coordinate the activities of individuals, agencies, organizations, and groups, public and private, whose plans, activities, and programs bear upon the appearance of Woodfin and its environs.
3. To provide leadership and guidance in matters of design and appearance to individuals, organizations, and groups, public and private, who shall request such assistance.
4. To make studies of the visual assets and liabilities of the community, including surveys and inventories of an appropriate nature, and to suggest standards and policies of design for the entire community, any neighborhood thereof, or any individual project to be undertaken therein.
5. To prepare both general and specific plans for the improved appearance of Woodfin. Such plans may include the entire community or any part thereof, and may include private as well as public property. Such plans shall set forth desirable standards and goals for the aesthetic enhancement of Woodfin or any part thereof, including public ways and areas, open spaces, and public and private buildings and projects.
6. To participate in appropriate ways in the implementation of such plans. To this end, the following specific powers are hereby conferred upon the Commission.

- a. To request from the proper officials of any public agency, including the Board of Aldermen, the County of Buncombe, all public utilities, and any State or Federal agency, its plans for public buildings, facilities, or projects in Woodfin and its environs.
- b. To review such plans and to make the recommendations regarding their aesthetic suitability to the appropriate agency or governing board and to the Board of Aldermen. The Appearance Commission shall review such plans in a prompt and expeditious manner. All recommendations of the Commission with regard to any public project shall be in writing, and copies of said recommendations shall be transmitted promptly to the Woodfin Board of Aldermen.
- c. To formulate and recommend to the Planning Board and Board of Aldermen such ordinances and amendments to existing ordinances, as will, in the opinion of the Commission, serve to enhance the appearance of Woodfin and its environs.
- d. To direct Town officials' attention to needed enforcement of any ordinance which in any way may affect the appearance of the Town.
- e. To seek, through any appropriate means, voluntary adherence to the standards and policies of its plans.
- f. To study and to make recommendations to the Board of Aldermen concerning implementation of the powers conferred upon the Town by Chapter 160-A of the Session Laws of 1971.
- g. To enter, in the performance of its official duties and with the permission of the property owner, upon private lands and make examinations or surveys.
- h. To promote public interest in and an understanding of its recommendations, studies, and plans, and to that end to prepare, publish, and distribute to the public such studies and reports as will, in its opinion, advance the cause of improved community appearance.
- i. To conduct such public meetings and hearings as may in its judgment be deemed necessary, giving reasonable notice to the public thereof.
- j. To conduct an annual meeting at which the programs, progress, problems, and policies of the Commission shall be presented, and which the public at large shall be invited to express itself on matters relating to the Town's appearance.

SECTION 4. Staff.

Within the limits of funds available to it, the Appearance Commission may recommend to the Board of Aldermen, as may be appropriate: (1) Employment of a Director and such other employees and staff as may be necessary for the performance of the duties authorized herein and advise the Board of Aldermen regarding the compensation and regulations affecting the working conditions of such employees;

of such employees; (2) contracts with persons, firms, or corporations for special or technical service; (3) contracts with the State of North Carolina or the Federal government, or any agency or department thereof, for such services and other benefits which may be available from such agencies, and to carry out the provisions of such contracts or agreements.

Members or employees of the Appearance Commission, when authorized by the Commission, may attend urban and community design conferences, meetings, schools, and institutes, and the Commission may, by formal and affirmative vote, pay, within the Commission's budget, the reasonable expenses incident to such attendance.

SECTION 5. Advisory Council, Committees.

The Appearance Commission may establish an unofficial Advisory Council and may cooperate with this Council, when in the judgment of the Commission such a Council will be an aid to the performance of its duties. However, the Commission shall not delegate to such advisory council any of its official prerogatives. In addition, the Appearance Commission may, from its own membership, establish any temporary or permanent committee needed to assist it in the study of specific questions and problems.

SECTION 6. Annual Report; Analysis of Expenditures; Budget Request.

The Appearance Commission, shall, no later than (month) 1st of each year, submit in writing to the Board of Aldermen a written report of its activities, an analysis of its expenditures to date for the current fiscal year, and, for review and approval, its requested budget of funds needed for operation during the ensuing fiscal year. All accounts and funds of the Commission shall be administered in accordance with the requirements of the Municipal Fiscal Control Act.

The Appearance Commission is hereby authorized to receive contributions from private agencies, foundations, organizations, individuals, the State or Federal government, or any other source, in addition to any sums which may be appropriate for its use by the Board of Aldermen of the Town of Woodfin. It may accept and disburse such contributions for special purposes or projects, subject to any specified conditions which it deems acceptable, whether or not such projects are included in the approved budget.

SECTION 7. Repeal and Date of Effect.

Any ordinance or parts of ordinances in conflict with this ordinance are hereby repealed, and this ordinance shall be in full force and effect as an ordinance of the Town of Woodfin from and after the date of its adoption by the Board of Aldermen.

SECTION 8. Validity.

Should any section, paragraph, sentence, clause, or phrase of this resolution and ordinance be declared unconstitutional or invalid for any reason, the remainder of the resolution and ordinance shall not be affected thereby.

APPENDIX B

THE WOODFIN COMMUNITY APPEARANCE COMMISSION

Rules of Procedure

I. GENERAL RULES

The Woodfin Community Appearance Commission shall be governed by the terms of Chapter 160-A of the Session Laws of 1971, and any amendments thereto, and by the ordinance of _____, establishing the Commission, and any amendments thereto.

II. OFFICERS AND DUTIES

A. Chairman. A Chairman shall be elected annually in (month) by the members of the Commission. His term shall be for one year, and he shall be eligible for re-election. The Chairman shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time. The Chairman, with the approval of the Commission, shall make all committee appointments.

B. Vice Chairman. A Vice Chairman shall be elected by the Commission from among its members in the same manner and for the same term as the Chairman. The Vice Chairman shall serve as acting Chairman in the absence or disability of the Chairman, and at such times he shall have and may exercise the same powers and duties as the Chairman.

C. Secretary. A Secretary shall be appointed by the Chairman of the Commission, either from within or from outside its membership, to hold office during the term of the Chairman and/or until a successor Secretary shall have been appointed. The Secretary shall be eligible for reappointment. The Secretary, subject to the direction of the Chairman, shall keep all records, shall conduct all correspondence of the Commission, and shall generally supervise the clerical work of the Commission. The Secretary shall keep minutes of every meeting of the Commission, which minutes shall be a public record. The minutes shall show the record of all important facts pertaining to each meeting, every resolution acted upon by the Commission, and all votes of Commission members upon any recommendation, resolution, or upon the final determination of any question before the Commission, indicating the names of members absent or failing to vote. If the Secretary is appointed from outside the membership of the Commission, he shall not be eligible to vote upon any matter.

III. MEETINGS

A. Regular Meetings. Regular meetings of the Commission shall be held on the first _____ of each month at 7:30 P.M. in the Woodfin Town Hall; provided, that if the Chairman so directs, meetings may be held at any other place in the Town.

B. Special Meetings. Special meetings of the Commission may be called at any time by the Chairman. At least twenty-four hours' notice of the time, place, and subject of special meetings shall be given, by the Secretary or Chairman, to each member of the Commission; provided, that this requirement may be waived by action of a majority of all the members.

C. Cancellation of Meetings. Whenever there is no business to come before the Commission, the Chairman may dispense with a regular meeting by giving notice to all the members not less than twenty-four hours prior to the time set for the meeting.

D. Quorum. A quorum shall consist of six members of the Commission.

E. Conduct of Meetings. All meetings of the Commission shall be open to the public. The order of business at regular meetings shall be as follows: (a) roll call; (b) reading and approval of minutes of previous meetings; (c) reports of committees; (d) unfinished business; and (e) new business.

F. Voting. The vote of a majority of those members present shall be sufficient to decide any matter before the Commission provided a quorum is present. No Commission member shall participate in the decision of any matter in which he has a personal or a financial interest.

IV. COMMITTEES

A. Project Review Committee. A Project Review Committee shall be appointed by the Chairman at the beginning of each fiscal year, to consist of five members of the Commission who are trained in a design profession. The Committee, upon its appointment, shall designate a Committee Chairman. Upon call by its Chairman, the Committee shall meet as expeditiously as possible to review any projects which may come before it, or which may properly be placed before it by the Commission, provided that twenty-four hours' notice of meetings shall be given to members of the Committee. The Committee shall keep full and adequate records of its meetings, recommendations, decisions, and other actions, and shall report the same to the Commission at its next regular meeting. In its discretion, the Committee may refer any matter before it to the full Commission for recommendation or decisions. For purposes of any action by the Committee, a quorum shall consist of three members, a majority of whom shall be sufficient to decide any matter.

B. Other Committees. With the approval of the Commission, the Chairman shall designate such other committees as may be necessary to carry on the work of the Commission.

V. AMENDMENTS

These rules may, within the limits allowed by law, be amended at any time by an affirmative vote of not less than six members of the Commission, provided that such amendment shall have first been presented to the membership in writing at a regular or special meeting preceding the meeting at which the vote is taken.

Adopted _____

COMMUNITY APPEARANCE COMMISSIONS

Chapter 160A
Cities and Towns.

Article 19.
Planning and Regulation of Development.

Part 7. Community Appearance Commissions.

160A-451. Membership and appointment of commission: joint commission. - Each municipality and county in the State may create a special commission, to be known as the official appearance commission for the city or county. The commission shall consist of not less than seven nor more than 15 members, to be appointed by the governing body of the municipality or county for such terms, not to exceed four years, as the governing body may by ordinance provide. All members shall be residents of the municipality's or county's area of planning and zoning jurisdiction at the time of appointment. Where possible, appointments shall be made in such a manner as to maintain on the commission at all times a majority of members who have had special training or experience in a design field, such as architecture, landscape design, horticulture, city planning, or a closely related field. Members of the commission may be reimbursed for actual expenses incidental to the performance of their duties within the limits of any funds available to the commission, but shall serve without pay unless otherwise provided in the ordinance establishing the commission. Membership of the commission is declared to be an office that may be held concurrently with any other elective or appointive office pursuant to Article VI, Section 9 of the Constitution.

A county and one or more cities in the county may establish a joint appearance commission. If a joint commission is established, the county and the city or cities involved shall determine the residence requirements for members of the joint commission. (1971, c. 896, s. 6; c. 1058, 1973, c. 426, s. 63.)

160A-452. Powers and duties of commission.-The commission, upon its appointment, shall make careful study of the visual problems and needs of the municipality or county within its area of zoning jurisdiction, and shall make any plans and carry out any programs that will, in accordance with the powers herein granted, enhance and improve the visual quality and aesthetic characteristics of the municipality or county. To this end, the governing board may confer upon the appearance commission the following powers and duties:

- (1) To initiate, promote and assist in the implementation of programs of general community beautification in the municipality or county.
- (2) To seek to coordinate the activities of individuals, agencies and organizations, public and private, whose plans, activities and programs bear upon the appearance of the municipality or county.
- (3) To provide leadership and guidance in matters of area or community design and appearance to individuals, and to public and private organizations, and agencies.
- (4) To make studies of the visual characteristics and problems of the municipality or county, including surveys and inventories of an appropriate nature, and to recommend standards and policies of design for the entire area, any portion or neighborhood thereof, or any project to be undertaken.
- (5) To prepare both general and specific plans for the improved appearance of the municipality or county. These plans may include the entire area or any part thereof, and may include private as well as public property. The plans shall set forth desirable standards and goals for the aesthetic

enhancement of the municipality or county or any part thereof within its area of planning and zoning jurisdiction, including public ways and areas, open spaces, and public and private buildings and projects.

- (6) To participate, in any way deemed appropriate by the governing body of the municipality or county and specified in the ordinance establishing the commission, in the implementation of its plans. To this end, the governing body may include in the ordinance the following powers:
- a. To request from the proper officials of any public agency or body, including agencies of the State and its political subdivisions, its plans for public buildings, facilities, or projects to be located within the municipality or its area of planning and zoning jurisdiction of the city or county.
 - b. To review these plans and to make recommendations regarding their aesthetic suitability to the appropriate agency, or to the municipality or county planning or governing board. All plans shall be reviewed by the commission in a prompt and expeditious manner, and all recommendations of the commission with regard to any public project shall be made in writing. Copies of the recommendation shall be transmitted promptly to the planning or governing body of the city or county, and to the appropriate agency.
 - c. To formulate and recommend to the appropriate municipal planning or governing board the adoption or amendment of ordinances (including the zoning ordinance, subdivision regulations, and other local ordinances regulating the use of property) that will, in the opinion of the commission, serve to enhance the appearance of the municipality and its surrounding areas.
 - d. To direct the attention of city or county officials to needed enforcement of any ordinance that may in any way effect the appearance of the city or county.
 - e. To seek voluntary adherence to the standards and policies of its plans.
 - f. To enter in the performance of its official duties and at reasonable times, upon private lands and make examinations or surveys.
 - g. To promote public interest in and an understanding of its recommendations, studies, and plans, and to that end to prepare, publish, and distribute to the public such studies and reports as will, in the opinion of the commission, advance the cause of improved municipal or county appearance.
 - h. To conduct public meetings and hearings, giving reasonable notice to the public thereof. (1971, c. 896, s. 6; c. 1058).

160A-453. Staff services; advisory council. - The commission may recommend to the municipal or county governing board suitable arrangements for the procurement or provision of staff or technical services for the commission, and the governing board may appropriate such amount as it deems necessary to carry out the purposes for which it was created. The commission may establish an advisory council or other committees. (1971, c. 896, s. 6; c. 1058)

160A-454. Annual report. - The commission shall, no later than April 15 of each year, submit to the municipal or county governing body a written report of its activities, a statement of its expenditures to date for the current fiscal year, and its requested budget for the next fiscal year. All accounts and funds of the commission shall be administered substantially in accordance with the requirements of the Municipal Fiscal Control Act or the County Fiscal Control Act. (1971, c. 896, s. 6; 1058.)

160A-455. Receipt and expenditure of funds.-The commission may receive contributions from private agencies, foundations, organizations, individuals, the State or Federal government, or any other source, in addition to any sums appropriated for its use by the city or county governing body. It may accept and disburse these funds for any purpose within the scope of its authority as herein specified. All sums appropriated by the city or county to further the work and purposes of the commission are deemed to be for a public purpose and a necessary expense. (1971, c. 896, s. 6; c. 1058.)

APPENDIX D

HISTORIC PROPERTIES COMMISSION

Chapter 160A. Cities and Towns.

Article 19. Planning and Regulation of Development.

Part 3B. Historic Properties Commission.

160A-399.1 Legislative findings.-The historical heritage of our State is one of our most valued and important assets. Conservation of historic properties will stabilize and increase the values in their areas and strengthen the overall economy of the State. This Part authorizes cities and counties of the State, within their respective zoning jurisdictions, and by means of listing, regulation, and acquisition.

- (1) To safeguard the heritage of the city or county by preserving any property therein that embodies important elements of its cultural, social, economic, political, or architectural history; and
- (2) To promote the use and conservation of such property for the education, pleasure, and enrichment of the residents of the city or county and the State as a whole. (1971, c. 885, s. 1; 1973, c. 426, s. 62.)

160A-399.2 Appointment or designation of historic properties commission.-Before it may exercise the powers set forth in this Part, a city or county shall establish or designate a historic properties commission. The city or county governing board shall determine the number of members of the commission, which shall be at least three, and the length of their terms, which shall be no greater than four years. A majority of the members of such a commission shall have demonstrated special interest, experience, or education in history or architecture; and all the members shall reside within the territorial jurisdiction of the city or county as established pursuant to G.S. 160A-360. In establishing such a commission and making appointments to it, a city or county may seek the advice of any State or local historical agency, society, or organization.

In lieu of establishing a separate historic properties commission, a city or county may designate as its historic properties commission either (i) the city or county may designate county historic districts commission, established pursuant to G.S. 160A-396, or (ii) the city or county planning board. In order for the planning board to be designated, at least two of its members shall have demonstrated special interest, experience, or education in history or architecture.

A county and one or more cities in the county may establish or designate a joint historic properties commission. If a joint commission is established or designated, the county and city or cities involved shall determine the residence requirements for members of the joint historic properties commission. (1971, c. 885, s. 2; 1973, c. 426, s. 62.)

160A-399.3 Powers of the properties commission.-Any city or county historic properties commission appointed or designated pursuant to this Part shall be authorized to:

- (1) Recommend to the city or county governing board structures, sites, areas or objects to be designated by ordinance as "historic properties."
- (2) Acquire the fee or any lesser included interest to any such historic properties, to hold, manage, restore and improve the same, and to exchange and dispose of the same by sale, lease or otherwise subject to

- the rights of public access and other covenants and in a manner that will conserve the property for the purposes of this Part.
- (3) Restore, preserve, and operate such historic properties.
 - (4) Recommend to the governing board that designation of any building, structure, site, area or object as a historic property be revoked or removed.
 - (5) Conduct an educational program on historic properties within its jurisdiction.
 - (6) Cooperate with the State, federal and local governments in pursuance of the purposes of this Part. The governing board or the commission when authorized by the governing board may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or Federal law.
 - (7) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof.
 - (8) All meetings or hearings of the commission shall be open to the public, and reasonable notice of the time and place thereof shall be given to the public. (1971, c. 885, s. 3; 1973, c. 426, s. 62.)

160A-399.4 Adoption of an ordinance; criteria for designation.-Upon complying with G.S. 160A-399.5, the governing body may adopt and from time to time amend or repeal an ordinance designating one or more historic properties on the following criteria: historical and cultural significance; suitability for preservation or restoration; educational value; cost of acquisition, restoration, maintenance, operation or repair; possibilities for adaptive or alternative use of the property; appraised value; and the administrative and financial responsibility of any person or organization willing to underwrite all or a portion of such costs. In order for any building, structure, site, area or object to be designated in the ordinance as a historic property, it must in addition meet the criteria established for inclusion of the property in the National Register of Historic Places established by the National Historic Preservation Act of 1966, Public Law 89-665, 16 U.S.C.A. Section 470A, as amended, as evidenced by appropriate findings in resolutions of the city or county historic properties commission.

The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, and any other information the governing board deems necessary within the authority of this Part. For each building, structure, site, area or object designated as a historic property, the ordinance shall require that the waiting period set forth in G.S. 160A-399.6 be observed prior to its demolition, material alteration, remodeling or removal. For each designated historic property, the ordinance shall also provide for a suitable sign on the property that the property has been so designated. If the owner consents, the sign shall be placed upon the property. If the owner objects the sign shall be placed on a nearby public right-of-way. (1971, c. 885, s. 4; 1973, c. 426, s. 62.)

160A-399.5 Required procedures.-No ordinances designating a historic building, structure, site, area or object nor any amendment thereto may be adopted, nor may any property be accepted or acquired by a historic properties commission for the governing board of a city or county, until the following procedural steps have been taken:

- (1) The historic properties commission shall make or cause to be made an investigation and report on the historic, architectural, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition.
- (2) The Department of Cultural Resources, or another agent or employee of the Department designated by the Secretary, shall make an analysis of and recommendations concerning the report of the historic properties commission. This is waived if the Department fails to submit its analysis and recommendations to the governing board within 60 days after written request for the analysis has been mailed to the Department by the clerk of the city or county governing board. This requirement is also waived with respect to any building, structure, site, area or object of national, State, or local historical significance that is currently listed (as certified by the Secretary of Cultural Resources) on the National Register of Historic Places established by the National Historic Preservation Act of 1966, Public Law 89-655, 16 U.S.C.A. section 470a, as amended.
- (3) The historic properties commission and the governing board shall hold a public hearing on the proposed ordinance. Notice of the hearing shall be published at least once in a newspaper generally circulated within the city or county in which the property or properties to be designated or acquired are located, and written notice of the hearing shall be mailed by the properties commission to all owners and occupants of properties whose identity and current mailing address can be ascertained by the exercise of reasonable diligence. All such notices shall be published or mailed not less than 10 nor more than 20 days prior to the date set for the public hearing.
- (4) Following the joint public hearing, the governing board may adopt the ordinance as proposed, adopt the ordinance with amendments it deems necessary, or reject the proposal.
- (5) Upon adoption of the ordinance, the owners and occupants of each designated historic property shall be given written notification of such designation by the governing board, insofar as reasonable diligence permits. One copy of the ordinance and each amendment thereto shall be filed by the historic properties commission in the office of the register of deeds of the county in which the property or properties are located. Each historic property designated in the ordinance shall be indexed according to the name of the owner of the property in the grantee and grantor indexes in the register of deeds office, and the historic properties commission shall pay a reasonable fee for filing and indexing. In the case of any property lying within the zoning jurisdiction of a city, a second copy of the ordinance and each amendment thereto shall be kept on file in the office of the city or town clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and each amendment thereto shall be given to the city or county building inspector, if any. The fact that a building, structure, site, area or object has been designated a historic property shall be clearly indicated on all tax maps maintained by the county or city for such period as the designation remains in effect.
- (6) Upon the adoption of the historic properties ordinance or any amendment thereto, it shall be the duty of the historic properties commission to give notice thereof to the tax supervisor of the county in which the property is located. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes. (1971, c. 885, s. 5; 1973, c. 426, s. 62, c. 476, s. 48.)

160A-399.6 Required waiting period.-A property which has been designated as a historic property by ordinance as herein provided may, after notice has been made to the owner as provided in G.S. 160A-399.5(5), be demolished, materially altered, remodeled, or removed only after 90 days' written notice of the owner's proposed action has been given to the historic properties commission. During this period, the commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the property. During this period, or at any time prior thereto following notice of designation to the owner as provided in G.S. 160A-399.5(5) and where such action is reasonably necessary or appropriate for the continued preservation of the property, the commission may enter into negotiations with the owner for the acquisition by gift, purchase, exchange or otherwise of the property or any interest therein authorized by G.S. 160A-399.3. The commission may reduce the waiting period required by this section in any case where the owner would suffer extreme hardship, not including loss of profit, unless a reduction in the required waiting period were allowed. The commission shall have the discretionary authority to waive all or any portion of the required waiting period, provided that the alteration, remodeling or removal is undertaken subject to conditions agreed to by the commission insuring the continued maintenance of the architectural or historical integrity and character of the property. (1971, c. 885, s. 6; 1973, c. 426, s. 62.)

160A-399.7 Certain changes not prohibited.-Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a change in design, material or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the commission that such action is required for the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent a property owner from making any use of his property not prohibited by other statutes, ordinances, or regulations. (1971, c. 885, s. 7; 1973, c. 426, s. 62.)

160A-399.8 Authority to acquire historic buildings.-Within the limits of its zoning jurisdiction, any city or county governing board (and, with the approval of the governing board, any historic properties commission) may acquire property designated by ordinance as historic property, and may pay therefor out of any funds which may be appropriated for that purpose. The general powers granted to municipalities by G.S. 160-200(1), (2), (4), and (5) and to counties by G.S. 153-2(2), (3), and (4), and by G.S. 153-9(13) and (14) shall be deemed to include specifically the authority to acquire, maintain, manage, repair, restore, exchange, or dispose of any building or structure designated as a historic property in any ordinance adopted pursuant to this Part. In the event the property is acquired under this section but is not used for some other governmental purposes, it shall be deemed to be a "museum" under the provisions of G.S. 160-200(40), notwithstanding the fact that the property may be or remain in private use, so long as the property is made reasonably accessible to and open for visitation by the general public. (1971, c. 885, s. 8; 1973, c. 426, s. 62.)

160A-399.9 Appropriations.-A city or county governing board is authorized to make appropriations to a historic properties commission established pursuant to this Part in any amount that it may determine necessary for the expenses of the operation of the commission, and may make available any additional amounts necessary for the acquisition, restoration, preservation, operation and management of historic buildings, structures, sites, areas or objects designated as historic properties, or of land on which historic buildings or structures are located or to which they may be removed. (1971, c. 885, s. 9; 1973, c. 426, s. 62.)

160A-399.10 Ownership of property.-All lands, buildings, structures, sites, areas or objects acquired by funds appropriated by a city or county shall be acquired in the name of the city or county unless otherwise provided by the governing board. So long as owned by the city or county, historic properties may be maintained by or under the supervision and control of the city or county. However, all lands, buildings, or structures acquired by a historic properties commission from funds other than those appropriated by a city or county may be acquired and held in the name of the historic properties commission, the city or county, or both. (1971, c. 885, s. 10; 1973, c. 426, s. 62.)

160A-399.11 Part to apply to publicly owned buildings and structures. Nothing in this part shall be construed to prevent the regulation or acquisition of historic buildings, structures, sites, areas or objects owned by the State of North Carolina or any of its political subdivisions, agencies, or instrumentalities. (1971, c. 885, s. 11; 1973, c. 426, s. 62.)

160A-399.12 Conflict with other laws.-Whenever any ordinance adopted pursuant to this Part requires a longer waiting period or imposes other higher standards with respect to a designated historic property than are established under any other statute, charter provision, or regulation, this Part shall govern. Whenever the provisions of any other statute, charter provision, ordinance or regulation require a longer waiting period or impose other higher standards than are established under this Part, such other statute, charter provision, ordinance or regulation shall govern. (1971, c. 885, s. 12; 1973, c. 426, s. 62.)

160A-399.13 Remedies-In case any building, structure, site, area or object designated a historic property is about to be demolished whether as the result of deliberate neglect or otherwise, materially altered, remodeled or removed, except in compliance with the ordinance, the city or county or the historic properties commission, may institute any appropriate action or proceedings to prevent such unlawful demolition, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such historic property. (1971, c. 885, s. 13; 1973, c. 426, s. 62.)

APPENDIX E

OUTDOOR ADVERTISING MANUAL

N.C. Department of Transportation
Division of Highways
Raleigh, North Carolina



BACKGROUND OF OUTDOOR ADVERTISING CONTROLS

National interest in controlling outdoor advertising first appeared in 1956, the year that Congress authorized the creation of the Interstate System of Highways. Public opinion rose sharply concerning the need to control advertising on the Interstate Network and in 1958 Congress took action by providing a voluntary program under which States could enter into agreement with the Federal Government to control outdoor advertising. States that entered into a program that controlled outdoor advertising were eligible for bonus Federal-aid payments. North Carolina was among the twenty-five States that chose not to voluntarily control outdoor advertising.

In 1965 Congress extended the outdoor advertising control to include the Federal-aid Primary System. The Highway Beautification Act of 1965, Public Law 89-285, abandoned the voluntary bonus type program and required all States to make provisions for effective control of outdoor advertising within 660 feet of the right of way or lose ten percent of their Federal-aid Highway Funds.

As a result of the Highway Beautification Act of 1965, the 1967 North Carolina General Assembly enacted the "Outdoor Advertising Control Act," Article 11, General Statute 136-126 through 136-140. General Statute 136-127, Declaration of Policy, states: "The General Assembly hereby finds and declares that outdoor advertising is a legitimate commercial use of private property adjacent to roads and highways but that the erection and maintenance of outdoor advertising signs and devices in areas in the vicinity of the right of way of the Interstate and Primary highways within the State should be controlled and regulated in order to promote the safety, health, welfare and convenience and enjoyment of travel on and protection of the public investment in highways within the State, to prevent unreasonable distraction of operators of motor vehicles and to prevent interference with the effectiveness of traffic regulations and to promote safety on the highways, to attract tourists

and promote the prosperity, economic well-being and general welfare of the State, and to preserve and enhance the natural scenic beauty of the highways and areas in the vicinity of the State highways and to promote the reasonable, orderly and effective display of such signs, displays and devices."

(1967, c. 1248, s.2.)

General Statute 136-130 authorizes the Board of Transportation to promulgate rules and regulations governing the erection and maintenance of outdoor advertising permitted by the Act.

APPLICATION

The "Outdoor Advertising Control Act" of 1967 applies only to outdoor advertising within 660 feet of the right of way of Interstate and Federal-aid Primary Highways. It regulates the erection and maintenance of outdoor advertising in zoned and unzoned commercial and industrial areas. It prohibits the erection of all outdoor advertising signs, except official and directional signs, in all other areas within 660 feet of the right of way of the Interstate and Federal-aid Primary Highway System.

The Act excludes from control and regulation the following outdoor advertising:

1. Outdoor advertising which advertises activities conducted on the property upon which it is located, or
2. Outdoor advertising which advertises the sale or lease of property upon which it is located.

It is the responsibility of the sign owner to insure that all outdoor advertising devices are erected and maintained as prescribed. Any person, firm, corporation, or association placing or erecting outdoor advertising along the Interstate or Federal-aid Primary System in violation of the Act and rules and regulations promulgated pursuant thereto shall be guilty of a misdemeanor.

Outdoor advertising erected within 660 feet of the Interstate or Federal-aid Primary Highway System after July 17, 1972, for which a permit is not obtained is illegal. The Board of Transportation or its agents will be given thirty (30) days notice by certified mail to the owner of the illegal outdoor advertising to remove the outdoor advertising or make it conform to the provisions of the rules and regulations contained herein. The Board of Transportation or its agents have the right to remove the illegal outdoor advertising at the expense of the sign owner if the sign owner fails to act within thirty (30) days after receipt of such notice.

ZONING CHANGES

General Statute 136-136 requires that "All zoning authorities shall give written notice to the Board of Transportation of the establishment or revision of any commercial and industrial zones within 660 feet of the right of way of Interstate or Primary highways. Notice shall be by registered mail sent to the offices of the Board of Transportation in Raleigh, North Carolina, within fifteen (15) days after the effective date of the zoning change or establishment."

DEFINITIONS

For the purpose of this manual and outdoor advertising control, the following definitions are applicable:

1. Interstate System - That highway system presently defined in and designated pursuant to Subsection (e) of Section 103 of Title 23, United States Code. North Carolina has the following designated Interstate routes and are located as shown on Attachment No. 2: I-95, I-85, I-77, I-40 and I-26.
2. Federal-aid Primary System - Those highways within the State system as designated by the State, which have been approved by the Secretary of Transportation pursuant to Subsection (d) of Section 103 of Title 23, United States Code. This system in most cases includes the routes

designated as "US" routes, major "NC" routes and certain secondary routes. The Federal-aid Primary System is presently shown on Attachment No. 2.

3. Outdoor Advertising Sign - Any outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, or other thing which is designed, intended, or used to advertise or inform, any part of the advertising or information contents of which is visible from any part of the main traveled way of the Interstate or Federal-aid Primary Highway System whether permanent or portable.
4. Traveled Way - The portion of a roadway for the movement of vehicles, exclusive of shoulders.
5. Main Traveled Way - The traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for traffic in opposite directions is a main traveled way. It does not include such facilities as frontage roads, turning roadways, or parking areas.
6. Visible - The advertising copy of informative contents are capable of being seen without visual aid by a person of normal visual acuity.
7. Maintain - To allow to exist.
8. Erect - To construct, build, raise, assemble, place, affix, attach, create, paint, draw, or in any way bring into being or establish. It shall not include any of the foregoing activities when performed as an incident to the change of advertising message or normal maintenance or repair of a sign structure.
9. Safety Rest Area - An area or site established and maintained within or adjacent to the highway right of way by or under supervision or control, for the convenience of the traveling public.

10. Scenic Area - Any area of particular scenic beauty or historical significance as determined by the Federal, State, or local officials having jurisdiction thereof, and includes interests in land which have been acquired for the restoration, preservation, and enhancement of scenic beauty.
11. Parkland - Any publicly owned land which is designated or used as a public park, recreation area, wildlife or waterfowl refuge or historic site.
12. Zoned Commercial or Industrial Areas - Those areas which are zoned for business, industry, commerce, or trade pursuant to a State or local zoning ordinance or regulation.
13. Unzoned Commercial or Industrial Areas - Those areas which are not zoned by State or local law, regulation, or ordinance, and on which there is located one or more permanent structures devoted to a commercial or industrial activity is actually conducted, or on which a commercial or industrial activity is actually conducted, whether or not a permanent structure is located thereon, and the area along the same side of the highway extending outward 800 feet from and beyond the edge of such activity. Each side of the highway will be considered separately in applying this definition.
14. Commercial or Industrial Activities for Purposes of Unzoned Commercial or Industrial Areas - Those activities generally recognized as commercial or industrial by zoning authorities in this State, except that none of the following activities shall be considered commercial or industrial:
 - (a) Outdoor advertising structures.
 - (b) Agricultural, forestry, ranching, grazing, farming, and related activities, including, but not limited to, wayside fresh produce stands.
 - (c) Transient or temporary activities.

- (d) Activities not visible from the main traveled way.
 - (e) Activities more than 660 feet from the nearest edge of the right of way.
 - (f) Activities conducted in a building principally used as a residence.
 - (g) Railroad tracks and minor sidings.
15. Freeway - A highway with full control of access of abutting property with access connections at ramps of selected highways. All crossings at-grade and direct private driveway connections are prohibited on a freeway.
 16. On-Premise Signs - A sign, display, or device which advertises the sale or lease of the property on which it is located or a sign, display, or device which carries only advertisements strictly related to a lawful use of the property on which it is located, including signs, displays, or devices which identify the business transacted, services rendered, goods sold or produced on the property, name of the business, name of the person, firm, or corporation occupying or owning the property.
 17. Illegal Sign - One which is erected and/or maintained in violation of the 1967 Outdoor Advertising Control Act or in violation of rules and regulations promulgated by the Board of Transportation.
 18. Nonconforming Sign - One which was lawfully erected and does not comply with the provisions of a State law passed at a later date or which fails to comply with State law due to changed conditions. Nonconforming signs are those signs within 660 feet of the right of way of Interstate and Federal-aid Primary Highways and located in areas other than zoned and unzoned commercial and industrial areas.
 19. Lease - An agreement, oral or in writing, by which possession or use of land or interests therein is given by the owner to another person for a specified period of time.

20. Directional and Other Official Signs and Notices - Includes only official signs and notices, public utility signs, service club and religious notices, public service signs, and directional signs.
21. Official Signs and Notices - Signs and notices erected and maintained by public officers or public agencies within their territorial or zoning jurisdiction and pursuant to and in accordance with direction or authorization contained in Federal, State, or local law for the purposes of carrying out an official duty or responsibility. Historical markers authorized by State law and erected by State or local government agencies or nonprofit historical societies may be considered official signs.
22. Public Utility Signs - Warning signs, informational signs, notices, or markers which are customarily erected and maintained by publicly or privately owned public utilities, as essential to their operations.
23. Service Club and Religious Notices - Signs and notices, whose erection is authorized by law, relating to meetings of nonprofit service clubs or charitable associations, or religious services, which signs do not exceed eight (8) square feet in area.
24. Public Service Signs - Signs located on school bus stop shelters, which signs. . .
- (a) Identify the donor, sponsor, or contributor of said shelter;
 - (b) Contain safety slogans or messages, which shall occupy not less than sixty (60) percent of the area of the sign;
 - (c) Contain no other message;
 - (d) Are located on school bus shelters which are authorized or approved by city, county, or State law, regulation or ordinance, and at places approved by the city, county or State agency controlling the highway involved; and
 - (e) May not exceed thirty-two (32) square feet in area. Not more than one sign on each shelter shall face in any one direction.

25. Directional Signs - Signs containing directional information about public places owned or operated by Federal, State, or local governments or their agencies; publicly or privately owned natural phenomena, historic, cultural, scientific, educational and religious sites; and areas of natural scenic beauty or naturally suited for outdoor recreation deemed to be in the interest of the traveling public.

STANDARDS FOR OUTDOOR ADVERTISING SIGNS

The following standards apply to the erection and maintenance of outdoor advertising signs, except directional and official signs, in all zoned and unzoned commercial and industrial areas located within 660 feet of the nearest edge of the right of way of Interstate and Federal-aid Primary Highways.

The standards established by the North Carolina Board of Transportation are to be applied to all Interstate and Federal-aid Primary routes. The requirements of local governing units which have outdoor advertising control within their zoning authority shall be applicable. However, the State or local requirement that is the more stringent or restrictive shall apply. It is the responsibility of the sign owner to insure compliance with State and local billboard control regulations.

1. Size of Signs -

- (a) The maximum area for any one sign shall be 1,200 square feet with a maximum height of thirty (30) feet and maximum length of sixty (60) feet, inclusive of any border and trim but excluding the base or apron, supports and other structural members. If an advertising message appears on the base or apron, it will not be excluded from the maximum dimensions.
- (b) The area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof which will encompass the entire sign.

- (c) The maximum size limitations shall apply to each side of a sign structure; and signs may be placed back-to-back, side-by-side, or in V-type construction with not more than two displays to each facing, and such sign structure shall be considered as one sign.
- (d) Side-by-side signs erected after date of this manual shall be structurally tied together to be considered as one sign structure.
- (e) V-type and back-to-back signs erected after date of this manual will not be considered as one sign if located more than fifteen (15) feet apart at their nearest points.

2. Spacing of Signs -

- (a) Interstate and Federal-aid Primary Highways
 - 1. Signs may not be located in such a manner as to obscure, or otherwise physically interfere with the effectiveness of an official traffic sign, signal, or device, obstruct or physically interfere with the driver's view of approaching, merging, or intersecting traffic.
- (b) Interstate Highways and Freeways on the Federal-aid Primary System
 - 1. No two structures shall be spaced less than five hundred (500) feet apart.
 - 2. Outside of incorporated towns and cities, no structure may be located adjacent to or within five hundred (500) feet of an interchange, intersection at-grade, or safety rest area. Said five hundred (500) feet to be measured along the Interstate or Freeway from the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.
- (c) Non-freeway Federal-aid Primary Highways
 - 1. Outside of incorporated towns and cities - no two structures shall be spaced less than three hundred (300) feet apart.

2. Within incorporated towns and cities - no two structures shall be spaced less than one hundred (100) feet apart.
 - (d) The foregoing provisions for the spacing of signs do not apply to structures separated by buildings of other obstructions in such a manner that only one sign facing located within the above spacing distances is visible from the highway at any one time.
 - (e) Official and "on-premise" signs and structures that are not lawfully maintained shall not be counted nor shall measurements be made from them for purposes of determining compliance with spacing requirements.
 - (f) The minimum distance between structures shall be measured along the nearest edge of the pavement between points directly opposite the signs along each side of the highway and shall apply only to structures located on the same side of the highway.
3. Lighting of Signs-Restrictions -
- (a) Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited, except those giving public service information such as time, date, temperature, weather, or similar information.
 - (b) Signs which are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled ways of the Interstate or Federal-aid Primary Highway and which are of such intensity or brilliance as to cause glare and to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle are prohibited.
 - (c) No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.

- (d) All such lighting shall be subject to any other provisions relating to lighting or signs presently applicable to all highways under the jurisdiction of the State.

The standards do not apply to those signs which are specifically excluded from the Outdoor Advertising Control Act and enumerated in Items 1 and 2 under the "Application" section of this manual. Further, the standards are not applicable to directional and official signs and those signs which were erected in zoned and unzoned commercial or industrial areas prior to July 17, 1972.

STANDARDS FOR DIRECTIONAL SIGNS

The following standards apply only to directional signs:

1. General - The following signs are prohibited:

- (a) Signs advertising activities that are illegal under Federal or State laws or regulations in effect at the location of those signs or at the location of those activities.
- (b) Signs located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal, or device, or obstruct or interfere with the driver's view of approaching, merging, or intersecting traffic.
- (c) Signs which are erected or maintained upon trees or painted or drawn upon rocks or other natural features.
- (d) Obsolete signs.
- (e) Signs which are structurally unsafe or in disrepair.
- (f) Signs which move or have any animated or moving parts.
- (g) Signs located in rest areas, parklands or scenic areas.

2. Size -

- (a) No sign shall exceed the following limits
 - 1. Maximum area - 150 square feet

2. Maximum height - 20 feet
3. Maximum length - 20 feet
3. Lighting - Signs may be illuminated, subject to the following:
 - (a) Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited.
 - (b) Signs which are not effectively shielded so as to prevent beams or rays of light from being directed at any portion of the traveled way of an Interstate or Primary highway or which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle are prohibited.
 - (c) No sign may be so illuminated as to interfere with the effectiveness of or obscure an official traffic sign, device, or signal.
4. Spacing -
 - (a) Each location of a directional sign must be approved by the Board of Transportation.
 - (b) No directional sign may be located within 2,000 feet of an interchange, along the Interstate System or other freeways (measured along the Interstate or freeway from the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way).
 - (c) No directional sign may be located within 2,000 feet of a rest area, parkland, or scenic area.
 - (d)
 1. No two directional signs facing the same direction of travel shall be spaced less than one mile apart;
 2. Not more than three directional signs pertaining to the same activity and facing the same direction of travel may be erected along a single route approaching the activity.

3. Signs located adjacent to the Interstate System shall be within seventy-five (75) air miles of the activity; and
4. Signs located adjacent to the Primary System shall be within fifty (50) air miles of the activity.
5. Message Content - The message on directional signs shall be limited to the identification of the attraction or activity and directional information useful to the traveler in locating the attraction, such as mileage, route numbers, or exit numbers. Descriptive words or phrases, and pictorial or photographic representations of the activity or its environ are prohibited.
6. Selection Method and Criteria -
 - (a) Privately owned activities or attractions eligible for directional signing are limited to the following: natural phenomena; scenic attractions; historic, educational, cultural, scientific, and religious sites; and outdoor recreational areas.
 - (b) To be eligible, privately owned attractions or activities must be nationally or regionally known, and of outstanding interest to the traveling public.

PERMIT PROCEDURES

1. Permits Required - No person shall construct or maintain any outdoor advertising within 660 feet of the nearest edge of the right of way of Federal-aid Interstate or Federal-aid Primary Highway Systems, except outdoor advertising which advertises the sale or lease of property upon which it is located and outdoor advertising which advertises activities conducted on the property upon which it is located, without first obtaining a permit from the Board of

Transportation. The District Engineer of the Division of Highways of the Department of Transportation and Highway Safety for the county in which the outdoor advertising structure is located or is proposed to be located is authorized to issue permits on behalf of the Board of Transportation. A permit will not be issued for any unlawful outdoor advertising structures as determined by the North Carolina Outdoor Advertising Control Act (N.C.G.S. 136-126 et seq) and the rules and regulations promulgated by the Board of Transportation pertaining to outdoor advertising structures.

The permit requirements contained herein are in addition to any permit or licensing requirements of local governing bodies, or other State agencies.

Permits will be required for those outdoor advertising devices mounted on trailers or skids located within 660 feet of the right of way of the Interstate or Federal-aid Primary System except those signs which are excluded under Items 1 and 2 of the "APPLICATION" section of this manual.

2. Application - No permit shall be issued until an application has been completed for each separate outdoor advertising structure and until that application has been submitted to the appropriate District Engineer along with required initial fee. The only application that shall be required is the application for the initial issuance of a permit and that initial permit shall be valid until revoked by the Board of Transportation.

Applications for a permit to construct and/or maintain an existing outdoor advertising device may be obtained from the Division of Highways' District Engineer who has jurisdiction over the county in which the sign is located. The District Engineers' name, address, and their counties are shown on Attachment No. 1. Questions about outdoor advertising should be directed to the appropriate District Engineer.

Instructions for completing and processing the application are included on the permit form. A sample permit application is included with Attachment No.

3. Fees - Initial and annual renewal fees shall be required to be paid by the owners of the outdoor advertising structures for each permit requested in order to defer the costs of the administrative and inspection expenses incurred by the Division of Highways of the Department of Transportation in administering the permit procedures.

An initial fee of fifteen dollars (\$15.00) per outdoor advertising structure shall be submitted with each application for a permit, and an annual renewal fee of five dollars (\$5.00) per sign structure shall be paid by the owners of the outdoor advertising structures on April 15th of each year to the appropriate District Engineer. The Division of Highways of the Department of Transportation and Highway Safety shall, without request, send a statement to each owner of outdoor advertising structures with valid permits for the annual renewal fee or fees unless the appropriate District Engineer is notified in writing by the owner of the outdoor advertising structures of his desire not to renew a specific valid outdoor advertising permit.

4. Permit and Permit Emblem - A permit along with a permit emblem shall be issued upon proper application, approval, and the payment of fees for lawful outdoor advertising structures.

The erection of new outdoor advertising structures shall not commence until a permit and emblem has been issued. The outdoor advertising structure must be completely constructed and erected with the permit emblem affixed within 180 days from the date of issuance of the permit. During the 180 day period, the new outdoor advertising structure shall be considered in existence for the purpose of spacing of adjacent signs as set out in the appropriate rules and regulations promulgated by the Board of Transportation.

The permit emblem, which will have an identifying number, shall be placed on the outdoor advertising structure in such a position as to be visible from the main traveled roadway of the adjacent highway.

5. Transfer of Permit - The transfer of ownership of a specific outdoor advertising structure for which a permit has been lawfully issued to the original owner shall not in any way affect the validity of the permit for that specific structure provided that the appropriate District Engineer is given notice of the transfer of ownership within thirty (30) days of the actual transfer.
6. Revocation of Permit - Any valid permit issued for lawful outdoor advertising structure shall be revoked by the appropriate District Engineer for any one of the following reasons:
 - (a) Mistake of material facts by the issuing authority for which had the correct facts been made known, the outdoor advertising permit in question would not have been issued.
 - (b) Misrepresentation of material facts by the outdoor advertiser on the application for permit for outdoor advertising.
 - (c) Failure to pay annual renewal fees.
 - (d) Failure to construct outdoor advertising structure and affix the permanent emblem within 180 days from the date of issuance of the outdoor advertising permit.
 - (e) Any alteration of outdoor advertising structure for which a permit has previously been issued which would cause that outdoor advertising structure to fail to comply with the provisions of the Outdoor Advertising Control Act and the rules and regulations promulgated by the Board of Transportation pursuant thereto.
 - (f) Failure to maintain an outdoor advertising structure classified as nonconforming so as to allow the structure to remain substantial

the same as it was in existence on the date of the issuance of a valid permit. Extension or enlargement of the sign is a change in the existing use. Replacement, rebuilding, or re-erecting is a change in the existing use. Exception is made for the rebuilding or re-erecting of signs which have been vandalized or subject to other criminal or tortious act.

- (g) Failure to affix permanent permit emblem within thirty (30) days after erection of the outdoor advertising structure.
 - (h) Unlawful destruction of trees or shrubs or other growth located on the right of way in order to increase or enhance the visibility of an outdoor advertising structure.
 - (i) Unlawful violation of the control of access on Interstate and freeway facilities.
 - (j) Failure to maintain advertising or informative content on an outdoor advertising structure for a period of six consecutive months.
7. Notice Given for Refusing to Issue Permit - Should the District Engineer determine that a proposed outdoor advertising structure would not conform to the standards of outdoor advertising as set out in the Outdoor Advertising Control Act or the rules and regulations promulgated thereto by the Board of Transportation, the District Engineer shall refuse to issue a permit for that proposed outdoor advertising structure.

When such noncompliance of the Outdoor Advertising Control Act or the rules and regulations promulgated thereto by the Board of Transportation has been determined, the District Engineer shall so notify the owner of the proposed outdoor advertising structure in question

by registered mail, return receipt requested, in the form of a letter setting forth the reasons why the proposed outdoor advertising structure in question does not comply and shall also return the application to the applicant.

8. Notice Given for Revoking Permit - Should the District Engineer determine that a particular outdoor advertising structure falls within one of the categories set out by Subsection 6 of this section, the District Engineer shall revoke the permit for that outdoor advertising structure.

When such noncompliance has been determined, the District Engineer shall so notify the owner of the outdoor advertising structure by certified mail, return receipt requested, in the form of a letter setting forth the reasons why the outdoor advertising structure in question does not comply. The letter notifying the owner of the outdoor advertising structure in question shall also state that because the structure is in violation of the provisions of the Outdoor Advertising Control Act or the rules and regulations promulgated there-to, the structure is unlawful and a nuisance and that if the structure is not removed or made to conform to the provisions of the Act or the rules and regulations within thirty (30) days after receipt of the letter, the Board of Transportation or its agents shall, at the expense of the owner, remove the nonconforming outdoor advertising.

APPEAL PROCEDURES

1. Appeal of Decision of District Engineer to Board of Transportation - Should any owner of outdoor advertising structure disagree with a decision of the appropriate District Engineer pertaining to the issuance or revocation of permits for outdoor advertising, the owner of the outdoor advertising structure shall have the right to appeal

to the Board of Transportation pursuant to the procedures contained herein.

The owner of the outdoor advertising structure who decides to appeal a decision of the District Engineer shall so notify the appropriate District Engineer of his decision to appeal by registered mail, return receipt requested, within ten (10) days of the receipt of notice of the decision of the District Engineer. The District Engineer shall then forward the notice given to him by the outdoor advertiser to the Secretary of Transportation. Within twenty (20) days from the time of submitting his notice of appeal to the District Engineer, the owner of the outdoor advertising shall submit to the Secretary of Transportation a written appeal setting forth with particularly the facts upon which his appeal is based. Within thirty (30) days from the receipt of the said written appeal or within such additional time as may be agreed to between the Secretary of Transportation and the owner of the outdoor advertising structure, the Secretary of Transportation shall then make appropriate findings of fact and conclusions pertaining to the appeal on behalf of the Board of Transportation and the findings and conclusions be served upon the outdoor advertiser seeking the review by registered mail, return receipt requested. However, if the decision of the Secretary is that the outdoor advertising structure in question is unlawful, then the findings and conclusion be served upon the owner of the outdoor advertising by certified mail, return receipt requested.

REMOVAL OF NONCONFORMING SIGNS

General Statute 136-131 authorizes the Board of Transportation to remove nonconforming outdoor advertising signs. Nonconforming signs which are subject to a removal program are those signs legally erected and maintained which are

located in areas other than zoned or unzoned commercial and industrial.

It is planned to eventually remove all nonconforming signs which are located within 660 feet of the right of way of the Interstate and Federal-aid Primary Highway System. The Board of Transportation shall acquire by purchase, gift, or condemnation the nonconforming outdoor advertising and all property rights thereto.

REVISION OF SIGNS

Sign owners should notify the appropriate District Engineer before making any changes or additions to signs. Enlargements and rebuilding of nonconforming signs is strictly prohibited. Only routine maintenance may be performed on non-conforming signs.

Conforming signs properly located and spaced within a zoned or unzoned commercial or industrial area, may be enlarged and/or rebuilt if prior permission is obtained from the District Engineer. Only those changes which are in accordance with the standards for size, spacing, and lighting will be allowed.

Enlargement or rebuilding of those signs which are conforming signs by virtue of the "grandfather clause" is not permissible. The "grandfather clause" is that section of the Outdoor Advertising Control Act which exempts signs which were lawfully erected prior to July 17, 1972, from compliance with the standards for size, spacing, and lighting.

AUTHORITY

All statements made in this manual are based, in part, on the following list of ordinances adopted by the State Highway Commission and by the Board of Transportation pursuant to the North Carolina Outdoor Advertising Control Act, General Statute 136-126, et seq., and the Act itself.

Copies of all listed ordinances have been filed in the Office of the Secretary of State of North Carolina pursuant to Article 18 of Chapter 143 of the North Carolina General Statutes.

Standards for Control of Outdoor Advertising on Federal-aid Interstate and Primary Highways. March 17, 1972

Revision in Standards for Control of Outdoor Advertising on Federal-aid Interstate and Primary. November 2, 1972

Standards for Directional and Other Official Signs on Federal-aid Interstate and Primary Highways. November 2, 1972

Amendment to "Standards for Control of Outdoor Advertising on Federal-aid Interstate and Primary Highways" to Provide for Annual Renewal of Permits December 8, 1972

Amendment to "Standards for Directional and Other Official Signs on the Federal-aid Interstate and Primary Highways" to Provide for Permits December 8, 1972

Resolution Re Resolutions, Rules, Regulations, Policies, Programs, Standard Specifications, Delegation of Authority, Etc. of State Highway Commission in Existence on June 30, 1973, to Continue in Effect Until Modified or Rescinded by the Board of Transportation. December 3, 1973

Resolution Ratifying Actions Taken by the Department of Transportation and Highway Safety Prior to the Appointment and the First Meeting of the Board of Transportation December 3, 1973

Resolution Re Delegation of Authority - Promulgation of Ordinances December 3, 1973

Resolution Re Appointment of State Highway Administrator - Delegation of Authority December 3, 1973

Resolution Re Order Directing Removal of All Signs Erected After July 17, 1972, in Violation of the Outdoor Advertising Control Act December 3, 1973

Modification of Ordinance Re Standards for Control of Outdoor Advertising on Federal-aid Interstate and Primary Highways. February 21, 1974

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

DIVISION OF HIGHWAYS

<u>County</u>	<u>District Engineer</u>	<u>Address</u>
Alamance	S. H. Jones	Graham, North Carolina 27253
Alexander	W. J. Brookshire	Statesville, North Carolina 28677
Alleghany	R. M. Bradshaw	Elkin, North Carolina 28621
Anson	T. L. Patterson	Albemarle, North Carolina 28001
Ashe	B. B. Isom	North Wilkesboro, North Carolina 28659
Avery	B. C. Jacobs	Boone, North Carolina 28607
Beaufort	D. R. Eastwood	Washington, North Carolina 27889
Bertie	R. J. West	Ahoskie, North Carolina 27910
Bladen	B. A. Mills	Whiteville, North Carolina 28472
Brunswick	J. R. Robinson	Burgaw, North Carolina 28425
Buncombe	D. K. Dawson	Asheville, North Carolina 28802
Burke	A. L. Neal	Marion, North Carolina 28752
Cabarrus	T. L. Patterson	Albemarle, North Carolina 28001
Caldwell	B. C. Jacobs	Boone, North Carolina 28607
Camden	R. E. West	Elizabeth City, North Carolina 27909
Carteret	Lex Kelly	New Bern, North Carolina 28560
Caswell	S. H. Jones	Graham, North Carolina 27253
Catawba	W. J. Brookshire	Statesville, North Carolina 28677
Chatham	J. C. Lavinder	Asheboro, North Carolina 27203
Cherokee	V. A. Edwards	Bryson City, North Carolina 28713
Chowan	W. E. Moore	Plymouth, North Carolina 27962
Clay	V. A. Edwards	Bryson City, North Carolina 28713
Cleveland	W. B. Wellman	Shelby, North Carolina 28150
Columbus	B. A. Mills	Whiteville, North Carolina 28472
Craven	Lex Kelly	New Bern, North Carolina
Cumberland	D. L. Cooper	Fayetteville, North Carolina 28302
Currituck	R. E. West	Elizabeth City, North Carolina 27909
Dare	R. E. West	Elizabeth City, North Carolina 27909
Davidson	O. D. Rentz	Salisbury, North Carolina 28144
Davie	R. L. Johnson	Winston-Salem, North Carolina 27102
Duplin		Clinton, North Carolina 28328
Durham	R. A. Smith, Jr.	Durham, North Carolina 27702
Edgecombe	J. O. Ethridge	Halifax, North Carolina 27839
Forsyth	R. L. Johnson	Winston-Salem, North Carolina 27102
Franklin	S. R. Ross	Henderson, North Carolina 27536
Gaston	W. B. Wellman	Shelby, North Carolina 28150
Gates	R. E. West	Elizabeth City, North Carolina 27909
Graham	V. A. Edwards	Bryson City, North Carolina 28713
Granville	R. A. Smith, Jr.	Durham, North Carolina 27702
Greene	R. E. Davenport	Kinston, North Carolina 28501
Guilford	J. D. Goins	Greensboro, North Carolina 27408

<u>County</u>	<u>District Engineer</u>	<u>Address</u>
Halifax	J. O. Ethridge	Halifax, North Carolina 27839
Harnett	D. L. Cooper	Fayetteville, North Carolina 28302
Haywood	T. M. Austell	Hendersonville, North Carolina 28739
Henderson	T. M. Austell	Hendersonville, North Carolina 28739
Hertford	R. J. West	Ahoskie, North Carolina 27910
Hoke	W. F. Rosser	Aberdeen, North Carolina 28315
Hyde	W. E. Moore	Plymouth, North Carolina 27962
Iredell	W. J. Brookshire	Statesville, North Carolina 28677
Jackson	V. A. Edwards	Bryson City, North Carolina 28713
Johnston	P. J. Anderson	Goldsboro, North Carolina 27530
Jones	R. E. Davenport	Kinston, North Carolina 28501
Lee	W. F. Rosser	Aberdeen, North Carolina 28315
Lenoir	R. E. Davenport	Kinston, North Carolina 28501
Lincoln	W. B. Wellman	Shelby, North Carolina 28150
McDowell	A. L. Neal	Marion, North Carolina 28752
Macon	V. A. Edwards	Bryson City, North Carolina 28713
Madison	D. K. Dawson	Asheville, North Carolina 28802
Martin	W. E. Moore	Plymouth, North Carolina 27962
Mecklenburg	W. E. Woodruff	Charlotte, North Carolina 28201
Mitchell	A. L. Neal	Marion, North Carolina 28752
Montgomery	W. T. Campbell	Rockingham, North Carolina 28379
Moore	W. F. Rosser	Aberdeen, North Carolina 28315
Nash	C. A. Gardner	Nashville, North Carolina 27856
New Hanover	J. R. Robinson	Burgaw, North Carolina
Northampton	R. J. West	Ahoskie, North Carolina 27910
Onslow	J. R. Robinson	Burgaw, North Carolina 28425
Orange	S. H. Jones	Graham, North Carolina 27253
Pamlico	Lex Kelly	New Bern, North Carolina 28560
Pasquotank	R. E. West	Elizabeth City, North Carolina 27909
Pender	J. R. Robinson	Burgaw, North Carolina 28425
Perquimans	R. E. West	Elizabeth City, North Carolina 27909
Person	R. A. Smith, Jr.	Durham, North Carolina 27702
Pitt	D. R. Eastwood	Washington, North Carolina 27889
Polk	T. M. Austell	Hendersonville, North Carolina 28739
Randolph	J. C. Lavinder	Asheboro, North Carolina 27203
Richmond	W. T. Campbell	Rockingham, North Carolina 28379
Robeson	B. H. Harris	Lumberton, North Carolina 28358
Rockingham	J. D. Goins	Greensboro, North Carolina 27408
Rowan	O. D. Rentz	Salisbury, North Carolina 28144
Rutherford	A. L. Neal	Marion, North Carolina 28752

<u>County</u>	<u>District Engineer</u>	<u>Address</u>
Sampson		Clinton, North Carolina 28328
Scotland	W. T. Campbell	Rockingham, North Carolina 28379
Stanly	T. L. Patterson	Albemarle, North Carolina 28001
Stokes	R. L. Johnson	Winston-Salem, North Carolina 27102
Surry	R. M. Bradshaw	Elkin, North Carolina 28621
Swain	V. A. Edwards	Bryson City, North Carolina 28713
Transylvania	T. M. Austell	Hendersonville, North Carolina 28739
Tyrrell	W. E. Moore	Plymouth, North Carolina 27962
Union	W. E. Woodruff	Charlotte, North Carolina 28201
Vance	S. R. Ross	Henderson, North Carolina 27536
Wake	W. E. Hawkins, Jr.	Method, North Carolina 27554
Warren	S. R. Ross	Henderson, North Carolina 27536
Washington	W. E. Moore	Plymouth, North Carolina 27962
Watauga	B. C. Jacobs	Boone, North Carolina 28607
Wayne	P. J. Anderson	Goldsboro, North Carolina 27530
Wilkes	B. B. Isom	North Wilkesboro, North Carolina 28659
Wilson	C. A. Gardner	Nashville, North Carolina 27856
Yadkin	R. M. Bradshaw	Elkin, North Carolina 28621
Yancey	D. K. Dawson	Asheville, North Carolina 28802

APPLICATION FOR OUTDOOR ADVERTISING PERMIT

Application is hereby made in Triplicate for a permit to ERECT and MAINTAIN an outdoor advertising sign as located and described below, in accordance with provisions of the OUTDOOR ADVERTISING CONTROL ACT of 1967, Article 11, Chapter 136 of the General Statutes of North Carolina.

NAME OF FIRM

Doe Advertising Company

DIVISION OF HIGHWAYS' USE ONLY

STREET ADDRESS

OWNER'S NO. (4-7) APPLICATION NO. (8-16)

3106 Leaner Avenue

CITY/TOWN/STATE/ZIP

MILE POST (17-22) PERMIT NO. (23-34)

Mooresville, North Carolina 28115

LOCATION:

Route No. US 1 on the N S E W side in Lee County situated 1.4 (nearest tenth) miles X of NC 87 (Route, County Line, City Limits or Other Nearest Location) on property owned by J B D o e (35-54).

SIGN DESCRIPTION:

LENGTH (max. 60 ft.)	HEIGHT (max. 30 ft.)	AREA (max. 1200 sq. ft.)
<u>3 0 5</u> Feet (61-63)	<u>1 2 0</u> Feet (64-66)	<u>0 3 6 6</u> Sq. Ft. (67-70)

SIGNS DISPLAYED:

(Circle)

<u>①</u> Back-to-Back (71)	<u>2</u> Side-by-Side (71)
<u>3</u> Single Face (71)	<u>4</u> V-Type (71) (Number)
	(72) Displays

CERTIFICATION is hereby made that either written or verbal consent to erect and maintain the sign described on this application has been obtained from the owner of the real property or his authorized agent, on which the sign is located or proposed to be located. CERTIFICATION is hereby made that access to the proposed sign has been obtained that will not constitute a violation of the control of access.

Date April 1, 1974

Signature (Owner/Agent)

John B. Doe

DEPARTMENT OF TRANSPORTATION USE ONLY

PERMIT APPROVED

PERMIT: The sign is conforming (73) with North Carolina Outdoor Advertising Control Act and rules and regulations promulgated by the Board of Transportation.

Type of Zone Annual Renewal Date is April 15

NORTH CAROLINA BOARD OF TRANSPORTATION

Date

By:

DISTRIBUTION: (1) Applicant
(2) Finance Department
(3) District Office

District Engineer, North Carolina
Department of Transportation,
Division of Highways

(ANY FALSE STATEMENT MAY CAUSE REJECTION OF APPLICATION)

This application, Form OA-1 (Rev.), shall be used to apply for a permit to erect and maintain a new sign structure.

The application shall be mailed to the Department of Transportation, Division of Highways" District Engineer for the county in which the sign is proposed to be located. The sign owner must place temporary stakes at the exact proposed sign location prior to submitting the application.

In the spaces showing vertical columns, the required information should be shown beginning in the first column on the left. The size of the sign must be shown in units of feet to the nearest one-half feet in decimal form. Show the area of the sign to the nearest whole unit (square feet). Circle or check the method the sign will be displayed.

The size of the advertising shall include the base or apron, supports, and other structural members if advertising messages will not be shown thereon. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof which will encompass the entire signs. The maximum size limitations shall apply to each side of a sign structure and the signs may be placed back-to-back, side-by-side, or in "V"-type construction with no more than two displays on each side. See Page 13 of the Outdoor Advertising Manual.

UNLAWFUL ADVERTISING: Any outdoor advertising erected in violation of Article 11, Chapter 136-126, "The Outdoor Advertising Control Act," the Board of Transportation or its agents shall give thirty (30) days notice to move the outdoor advertising or make it conform to the provisions of this article. The Board of Transportation or its agents shall have the right to move the illegal outdoor advertising within thirty (30) days after notification at the expense of the owner if the owner fails to act.

PERMIT FEES: A check payable to the North Carolina Board of Transportation in the amount of \$15.00 for each sign structure application must accompany the completed application.

The original of the approved application for a new sign structure will be returned to the applicant within ten (10) days of receipt. In case of rejection, the complete file will be returned to the applicant within ten (10) days with the reason for rejection.

An advertising sign must not be erected until a permit is issued. The permit does not grant permission for removal or trimming of shrubs or trees on the highway right of way. Violators will be prosecuted and the sign permit will be revoked.

The identification tag that will be issued at the time of permit approval must be attached to the sign, visible from the roadway within thirty (30) days after the sign is erected. The sign shall also bear the sign owner's name.

Application forms may be obtained from any Department of Transportation, Division of Highways' Division or District Engineer's office.

APPENDIX F
ENVIRONMENTAL ASSESSMENT

The Community Appearance Survey and Plan identifies positive and negative elements of the community's visual environment and outlines a program for improving the community's visual environment. Public and private investments, as well as exercise of the police power, are recommended to control the impact of development on the Town's visual environment.

The proposed appearance improvement program will have a positive impact on Woodfin's urban environment by enhancing the Town's livability, by improving the residents' economic well-being, and by giving over more of the community's total environment to natural elements.

While the process of urban development produces unavoidable negative impacts on the natural environment, and perhaps the social environment, implementation of the appearance program will not produce any additional negative impacts.

Two alternatives to the proposed programs are obvious: no program and a more extensive program. Failure to implement a program would result in either maintenance of the status quo or a deteriorating visual environment. The probability of implementing a more extensive program is low; the result, therefore, would be the same as the no program alternative.

Implementation of the programs for community improvement would result in increased long-term productivity of Woodfin's man-made environment.

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